ENVIRONMENTAL IMPACT REPORT

LAND USE & CIRCULATION ELEMENTS

PREPARED BY:

CITY of VISTA

— ADVANCE PLANNING DIVISION —

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INTRODUCTION

AUTHORITY

The Government Code of the State of California (Section 65302 (a)) requires a land use and circulation element of all city and county general plans. This code sets forth guidelines relating to the required content of the elements with which this plan attempts to comply.

The purpose of this report is to determine the possible environmental impact of the proposed revision to the Land Use and Circulation Elements of the General Plan for the Vista Planning Area (see Project Description).

This Environmental Impact Report (EIR) is written in compliance with the requirements of the California Environmental Quality Act and in accordance with the provisions of the California Administrative Code, Title 14, Division 6, Chapter 3, adopted by reference as the City's " Environmental Quality Procedures Resolution."

PROJECT DESCRIPTION

The City of Vista, California is located in North San Diego County about seven miles from the Pacific Coast Line. The incorporated area of the City and adjoining unincorporated areas which have been defined as being within the City's sphere of influence, (defined by mutual agreement with nearby municipalities and accepted by LAFCO on an interim basis), have been taken as the Vista Planning Area and are hereafter referred to as the Planning Area.

The topography of the planning area can be generally divided into three topographic areas which occur in a gradual progression from west to east. These areas consist of terrace, dissected terrace, and rolling hills which comprise about 30%, 50% and 20% of the planning area respectively. Elevations range from 200 feet (Buena Vista Creek) at the westerly boundary to 1670 feet on the easterly boundary (San Marcos Mountains). Figure A indicates the regional location of the Vista Planning Area.

This proposed revision of the Land Use and Circulation Elements involves major portions of the Planning Area in varying degrees, ranging from fairly significant to relatively minor changes of land use in certain sub-areas. These changes, tabulated in Appendix "A," will result in a reduction of the possible number of dwelling units by about 1,715 along with a slight increase in the acreage available for commercial, industrial and miscellaneous land uses from the current General Plan provisions. In addition, certain arterial and collector streets have been added, downgraded, or deleted from the proposed General Plan as compared with the current General Plan (listed in Appendix "A").

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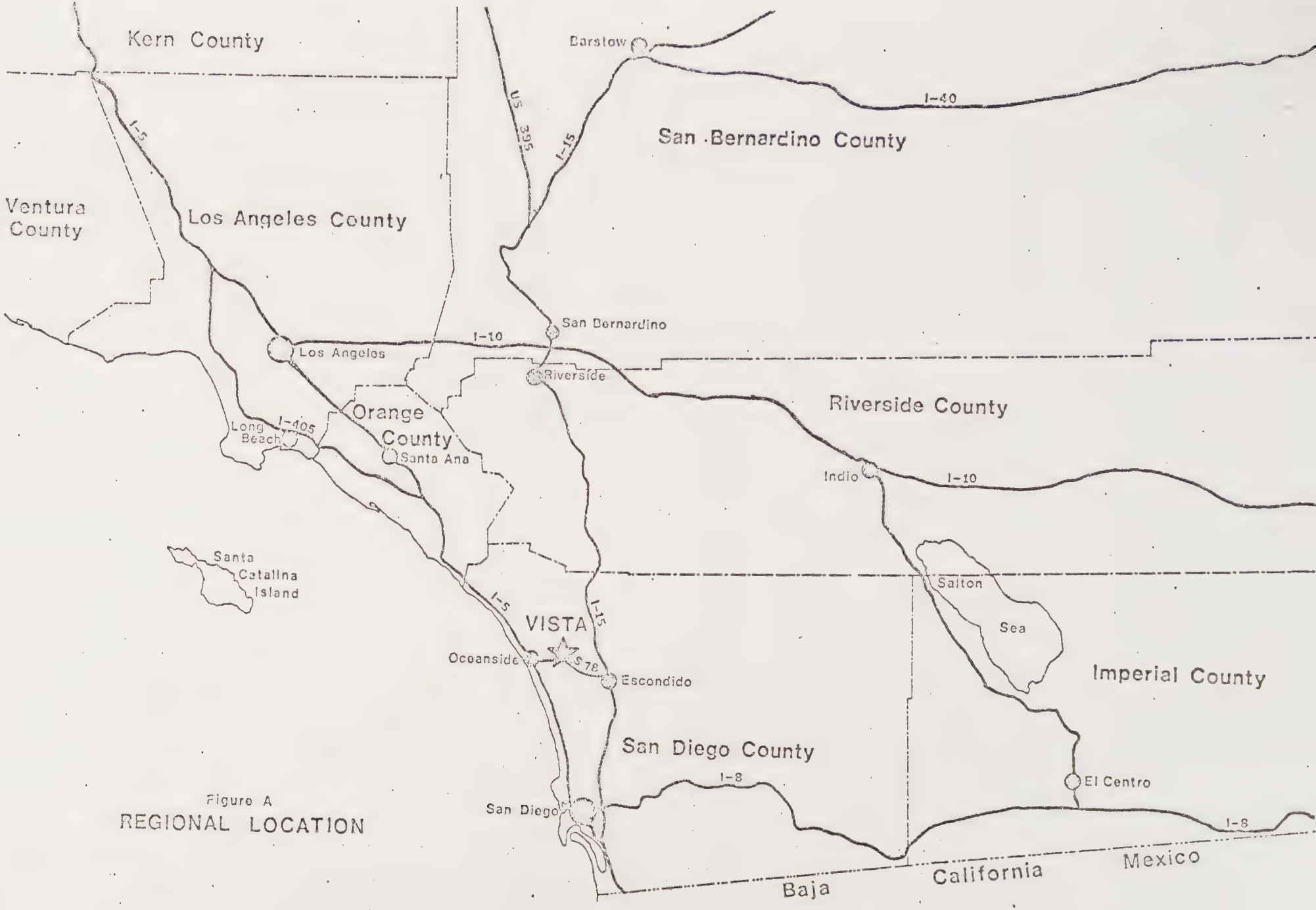


Figure A
REGIONAL LOCATION

more or less restrictive use; (c) the addition of certain land use classifications not previously provided for; (d) an increase in the flexibility and adaptability of land use classifications; and (e) the addition, downgrading, or deletion of certain arterial and/or collector streets.

The primary purpose of the revision being to create a more compatible pattern of land uses and circulation patterns and provide for the retention and enhancement of the semi-rural character of the Planning Area. Additionally, the revision will more accurately fulfill the requirements mandated by the State in regard to the compatibility of land uses with zoning (AB 1301). The details of the proposed revision are presented more thoroughly in the appropriate sections herein.

SCOPE OF WORK

This EIR is intended to be an informational document which will serve to consolidate various informational sources containing environmental data relevant to the Planning Area which will cover a revision of the Land Use and Circulation Elements of the General Plan.

The report conforms to the requirements of State and Local agencies and includes, but is not limited to, an environmental analysis of the impacts of the proposed revision of the Land Use and Circulation Elements of the General Plan.

CLIMATE

The climate of the area is influenced both by the proximity to the ocean and by the adjacent hills. Temperatures are moderate in the Vista area. The mean daily maximum in July and August is only 82°, although high readings of over 100° have been reported at times in both September and October. Minimum readings during the summer average near 60°. During the winter months the minimum averages 42°, while afternoon readings will range in the upper 60s. The absolute low recorded in 13 years of record has been 27°. In a typical year 10 days can be expected to produce maximum readings of 90° and above, and 8 days can be anticipated with minimums of 32° or lower.

Precipitation is light in the Vista area. The mean of 14 years of available record shows 16.28 inches per year ranging from 9" in a dry year to 27.50" in a wet year. Typically, Vista receives about 233 clear days per year, 62 days of partly cloudy weather, and 70 days that can be classified as cloudy. The wind is often from a west or southwest direction. Wind speeds reaching 30 to 35 mph might be expected as often as every other year, the speed increasing to 60 mph once in 50 years.

Relative humidity during the winter months usually ranges from about 55 percent to 75 percent, while summer readings might average about 5 percent higher.

Appendix B shows miscellaneous weather data for Vista from January 1, 1963 to December 31, 1972 compiled by George R. Means.

Impact

The impact of any single specific development or the development of the planning area to its maximum (saturation) capacity would probably have a minimal effect on climate conditions. However, the theory has been postulated that the cumulative effect of urbanization may cause climatic modifications. In the Southern California Area such modifications may result in a more tropical (increase in rainfall and humidity) climate. This would be brought about (in theory) by an increased use of water for irrigation and maintenance of exotic plant materials among other things. In addition,

It is known that heavy (or intensive) urbanization of an area causes an increase in the average local temperatures. Though it has yet to be determined just exactly what effects intensive urbanization would have on climatic conditions over a broad regional area, let alone an area as limited as the Planning Area, it may be assumed that greater urbanization will have some cumulative effect on the climatic conditions.

Hydrologic factors which are a result of climatic conditions, such as increased surface water runoff, are factors which must be taken into consideration.

Windflow patterns should also be taken into consideration where urbanization may consist of multi-story structures. Such structures, where they have been intensively developed, have interfered with natural windflow patterns and have, in effect, created high velocity wind tunnels between and around themselves.

A more complete discussion of the effects of urbanization on climatic conditions may be found in the book by Thomas R. Detwyler & Melvin G. Marcus entitled, "Urbanization and Environment; the Physical Geography of the City."

Unavoidable Adverse Impacts

The effects of such impacts are relatively unknown at this time, though it has been postulated that urbanization on a large scale may have some adverse impacts on climatic conditions on a broad regional scale.

Mitigation Measures

Measures which may be taken to mitigate adverse impacts of urbanization as they may affect the Planning Area's climate could include: (a) the requirement that a specified portion of the Planning Area remain in natural open space; (b) encouragement of the use of native and/or drought resistant plant materials in man-made landscapes; and (c) controls on the height, placement and density of man-made structures which could affect windflow patterns.

GEOLOGIC AND SOIL CONDITIONS

Geologic and soil conditions within the Planning Area have been generally determined from available data compiled and analyzed in a geotechnical evaluation accomplished by Burkland and Associates, Consultants in Environmental Geology. (Geotechnical Investigation for General Plan Revisions, Burkland and Associates, Consultants in Environmental Geology, October, 1974.)

Topographically, the Planning Area can be divided into three areas which occur in a generally gradual progression from west to east. These areas consist of: (a) the terrace, which constitutes about 30% of the Planning Area,with elevations ranging from 300 feet (near the western boundary) to 740 feet (to the east at the base of the San Marcos Mountains); (b) dissected terrace which comprises about 50% of the Planning Area which consists of mesa-like hills with smooth rolling tops and rough slopes cut by closely spaced steep, narrow ravines; and (c) the rolling hills which are a portion of the Peninsular Ranges (locally known as the San Marcos Mountains) and which comprise about 20% of the Planning Area with elevations ranging from 150 feet to about 1,750 feet. There are isolated sharp peaks in the north central and southeast portions of the Planning Area where there are hard rocks resistant to weathering. The hills are generally well-drained by an integrated drainage system with broad drainage divides in the relatively soft rock areas and steep, narrow divides in the hard rock areas.

The western 80% of the Planning Area is part of the narrow strip of uplifted and west-tilted terrace deposits characteristic of this general area of the California coast. It consists of Tertiary (3 to 100 million years ago) and Quaternary (less that 3 million years ago) sedimentary formations with areas of Quaternary alluvial, beach and dune sand deposits.

The eastern 20% of the Planning Area is of the uplifted and geologically highly

complex Peninsular Ranges which run the entire length of the California coast. It consists predominantly of Jurassic (about 140 million years ago) and Cretaceous (about 100 million years ago) igneous and metamorphic rocks with some small areas of Quaternary alluvial deposits.

The geologic forces that built the ranges and tilted the terraces are still in process as evidenced by the active fault zones to the east and west of the Planning Area.

Based on origin and distribution, there are two types of soils in the Planning Area. They are residual and alluvial soils. Residual soils are those formed in place by the disintegration and decomposition of rock. Alluvial soils have been transported and deposited by stream action. In the following list of rock and soil units present in the Planning Area, soils are described under the rock formation from which they are derived. Map No. 1 delineates the different rock and soil groups and their approximate boundaries.

Rock and Soil Units Present

1. La Jolla Group (Tlj)

   This is a general term for a number of sedimentary formations of the same general age and character. This unit occurs in about 30% of the Planning Area and is the most complex unit in the Planning Area. It generally consists of light-colored, fine to coarse-grained sandstones and siltstones locally interbedded with grey-green claystones. Total thickness of this unit is estimated to be in excess of 2,000 feet. The sandstones and siltstones are massively bedded, usually 10 to 25 feet thick, and generally poorly cemented and friable. The claystones are thinly bedded, usually less than one inch, and highly fractured. Groundwater generally occurs in this unit, the slide plane is usually in the claystones.

   La Jolla Group rocks are susceptible to accelerated erosion and the development of badlands topography. These effects can be seen where overlying protective soils and vegetation have been removed during grading operations, in road cuts and other excavations, and in fills utilizing materials from this unit.

The residual soils of the La Jolla Group are silty and sandy clays that are generally expansive.

2. Undifferentiated Tonalite (Kto)

This unit occurs in about 25% of the Planning Area. It is light to dark grey, medium-grained, highly fractured igneous rock. Weathering of this unit produces large boulders several feet in diameter, and soil up to 100 feet deep, in highly fractured areas. The usual soil depth is less than 10 feet. The soils are reddish-brown fine to coarse-grained sandy clays and silts locally called "decomposed granite." They are non-expansive to moderately expansive.

3. Alluvium (Qal)

This sedimentary unit, which occurs in about 6% of the Planning Area, consists of soils of highly variable colors, compositions and characteristics. Depth ranges from about 2 to 5 feet in hillside areas up to about 100 feet in the Buena Vista Creek Valley. In general, the alluvial deposits are composed of sands, pebbles and boulders in upper stream valleys and silty and sandy clays in lower stream valleys. Expansion characteristics of these soils vary, but in general they are expansive.

4. Linda Vista Formation (Qlv)

This sedimentary formation occurs in about 1% of the Planning Area. It is composed of moderately well-cemented but locally friable sands and gravels, with cobbles, boulders and clays locally. It ranges in thickness from less than a foot to over 50 feet. Its slopes are subject to the development of badlands topography in the same manner as the underlying La Jolla Group. This unit weathers to reddish-brown clayey sand and gravel soils. They are usually less than 10 feet deep and although generally not expansive, may be moderately expansive locally.

5. San Marcos Gabbro (Ksm)

This unit is a dark green medium-grained igneous rock which occurs in about 30%

of the Planning Area. It is generally resistant to weathering but in highly fractured areas, forms soils up to 100 feet deep and large boulders. The soils are dark reddish-brown moderately expansive sandy clays and minor clayey sands.

6. Bedford Canyon Formation (Jbc)

This formation which occurs in about 4% of the Planning Area consists of slightly metamorphosed, highly fractured, fine-grained, greenish-grey siltstones and shales. Weathering characteristics of these rocks result in the formation of large boulders several feet in diameter. The residual soils are moderately expansive silty clays. Soil depth is usually less than 10 feet but can be as much as 25 feet in fractured areas where groundwater commonly occurs.

7. Santiago Peak Volcanics (Jspv)

This unit, composed of dark greenish-grey metamorphosed volcanic rocks, occurs in less than 4% of the Planning Area. It is highly resistant to weathering and forms sharp rugged peaks. It is locally highly fractured and forms large boulders and deep soils in those areas. Residual soils are moderately expansive sandy clays.

SEISMIC HAZARDS

Refer to Map No. 2, Seismic Hazards, and Map No. 1, Geology.

Faults and Earthquake History

There are no proven active or potentially active faults in the Planning Area. There is one active fault within a radius of 25 miles of the Planning Area. It is the Inglewood-Rose Canyon Fault which has been mapped approximately five miles offshore by the U. S. Geological Survey. The U. S. Geological Survey has mapped the terrestial Newport-Inglewood Fault trending southeast from Los Angeles and the submarine Rose Canyon Fault trending northwest from San Diego, and has concluded that they are segments of one continuous fault; thus, the name Inglewood-Rose Canyon Fault. The U. S. Geological Survey location of the Rose Canyon Fault is based upon data developed by submarine geophysical methods, principally

echo sounding.

The earthquake of 1812, which destroyed San Juan Capistrano, is believed to have had its epicenter on the Inglewood-Rose Canyon Fault. The destructive Long Beach earthquake of 1933 was caused by movement on this fault. An earthquake of Richter magnitude 6.5 or greater, with its epicenter on the Inglewood-Rose Canyon Fault could result in secondary seismic effects in the Planning Area.

There are four major active fault zones within 100 miles of the Planning Area. They are the Elsinore, Agua Caliente, San Jacinto and San Andreas Fault Zones. The energy of even a high magnitude (7.0 or greater on the Richter Scale) earthquake centered on any of these faults would be greatly attenuated by the time it reached the Planning Area. However, certain susceptible portions of the Planning Area could be subject to damage from secondary seismic effects.

Seismic effects are classified as primary and secondary. The primary effect is ground rupture, also called surface faulting. Secondary effects are the results of ground motion during an earthquake. Those relevant to the Planning Area are: liquefaction, lurch cracking, lateral spreading, local subsidence, landslides, structural damage due to ground vibration, seiche, tsunami, and regional subsidence and uplift.

1. Primary Effects

   Primary effects are caused by movement along an active fault. These movements can be sudden and severe as in an earthquake, or slow and imperceptible as in fault creep. Movement on a fault can be horizontal, vertical or a combination of both. Usually the width of a ground rupture zone is less than 20 feet in rock, but can be up to 60 feet in soft, saturated soils.

   Surface faulting tends to occur along lines of previous faulting. There are no known active or potentially active faults in the Planning Area. Therefore, there is considered to be no potential for ground rupture in the Planning Area.

2. Secondary Effects

Of the many types of secondary seismic effects, those pertinent to the Planning Area are liquefaction, lurch cracking, lateral speading, and local subsidence of soils (sometimes collectively referred to as ground failure), landslides, vibrational damage, seiche, tsunami, and regional subsidence and uplift. Ratings of potentials for secondary effects are provided only to indicate relative likelihood of occurrence during an earthquake. More precise determinations should be made by appropriate geotechnical investigation at proposed development sites.

(a) Liquefaction can occur in certain types of saturated soils. Shaking during an earthquake can cause these soils to lose all their cohesive strength, to become "quick" and unable to bear the weight of overlying soils and structures. There is a minimal to moderate potential for liquefaction in the valley floors underlain by alluvium.

(b) Lurch cracking is the development of all types and sizes of fissures in the ground due to ground motion during an earthquake. Sand boils, mud volcanoes and water gushers often accompany lurch cracking as groundwater is forced toward the surface. There is a minimal to moderate potential for lurch cracking in the valley floor areas.

(c) Lateral spreading is the movement of loose soils over low-angle slopes into open areas during an earthquake. There is a minimal to moderate hazard for lateral speading in the valley floor areas.

(d) Local subsidence can occur during an earthquake when water is driven out of saturated soils causing them to become more compact. There is a minimal to moderate potential for local subsidence to occur in the valley floor areas underlain by saturated alluvium areas of the stream.

(e) Landslides, the movement of a mass of rock and/or soil down a hillside or steep slope, and falls of loose rocks and soils, can result from

ground shaking during an earthquake. There is a minimal hazard for landslides in the weathered soils of the hard rock areas, and in the slopes of the La Jolla Group.

(f) Structural damage due to ground vibration is caused by the transmission of earthquake vibrations from the ground into the structures. The variables which determine the extent of damage are (1) the characteristics of the underlying soils and/or rocks; (2) the design of the structure; (3) the quality of materials and workmanship used in construction; (4) the location of the epicenter and magnitude of the earthquake, and (5) the duration and intensity of ground shaking. The potential for structural damage due to ground vibration in the Planning Area is greatest in areas underlain by deep, soft, saturated alluvial soils and least in areas of hard bedrock.

(g) Regional subsidence and uplift during an earthquake are caused by differential vertical movement along an active fault. This occurs over large areas, and the amount of subsidence or uplift is usually on the order of a few inches to a few feet. It is generally not possible to assess the hazard to individual locations; however, the Planning Area can be expected to respond as a unit. Therefore, this phenomenon is not considered to be a hazard in the Planning Area.

Impact

The effect of urbanization on the geology and soils of the Planning Area could encompass a rather broad range of negative impacts, depending upon the stage of urbanization achieved and the intensity of uses permitted. Urbanization may result in massive grading operations which would completely destroy all traces of the existing topography with a consequental loss of major quantities of topsoil by burial and/or erosion. Such actions would obliterate all traces of the community's identity.

Unavoidable Adverse Impacts

Impacts which fall into this category will be limited provided adequate measures are taken by the community. These impacts will be limited to: (a) minor loss of topsoils; (b) the loss or modification of some geologic and topographic features, which are not essential to the community's identity, in order that property owners may realize a reasonable return on their investment and the community may provide the necessary public services and utilities; and (c) urbanization and/or development of areas containing some geologic hazards provided the risk is maintained at an acceptable level.

Mitigation Measures

Measures to be taken in mitigation may be classified as those which serve to minimize or alleviate damage to the natural environment and those which serve to prevent and/or minimize those geologic and soil conditions or reactions which may cause damage to the man-made environment as a result of his manipulation of the natural environment.

Measures which may be taken to avoid or mitigate the adverse impacts of urbanization as they affect the geologic and soil conditions within the Planning Area should include: (a) grading controls which restrict the amount of grading and limit the maximum height and/or depth of any cut or fill slope; (b) controls which prohibit any changes in a natural slope which alters the slope in excess of a specified percentage (e.g., no natural slope shall be altered more than five percent); (c) retention of areas which are particularly sensitive (geologically) to urbanization as open space;

Measures of mitigation which are taken to prevent or minimize damage to the man-made environment, which may result from man's manipulation of the natural environment, should be based upon the degree of potential geotechnical hazards present on any given site. Approximately 40% of the Planning Area may be urbanized and/or developed,following the routine geotechnical investigations, utilizing routine, conventional engineering methods. The remainder of the Planning Area contains geologic or soil problems which should require that detailed geotechnical investigations be conducted and that specialized engineering techniques and designs be employed in order that urbanization and/or development may proceed.

A Geotechnical Evaluation map, prepared by Burkland and Associates, of the Planning Area indicates six classifications of geotechnical hazard zones ranging from Zone I (least) to Zone VI (most), see Map No. 3. The zonal boundaries indicated thereon are approximate and the character of each zone generalized on the basis of topographic, geologic, and soil data available for interpretation and evaluation. These boundaries may then be subject to modification and adjustment in the event of future detailed studies in those locations

Therefore, based upon the information contained in the Geotechnical Evaluation, a geotechnic investigation shall be required for all development proposals, the detail and depth of such investigations(s) to be in compliance with the recommendations contained in the Geotechnical Evaluation. The results of all investigations to be incorporated into the Geotechnical Evaluation and used to determine the engineering design characteristics to be required for any proposed development. Where an area is determined to be particularly hazardous (geologically) and engineering costs are prohibitive, development in such an area should be prohibited or limited to uses which pose the least hazard to the least number of people. The threat of damage from earthquakes on the Inglewood-Rose Canyon Fault and the more distant faults can be minimized if certain precautionary measures are taken. Routine geotechnical investigations, including generalized evaluations of seismic hazards, shall be conducted at all

proposed development sites. In addition, detailed investigations, including analysis of dynamic ground response, shall be conducted at sites rated susceptible to seismic effects, and at sites where the construction of critical structures (high occupancy structures and those which must remain in operation during emergencies) and structures over four stories is under consideration. A dynamic ground response analysis consists of a computer analysis of the response of the earth materials at a site, to earthquake vibrations. Individual project structural engineers should be aware of the ground-response characteristics of a site in their design and construction for all improvements. Critical structures shall be designed to withstand the effects of a 7.0 to 7.5 magnitude (Richter) earthquake centered on the Inglewood-Rose Canyon Fault. For other structures, a 6.5 magnitude (Richter) earthquake on that fault can be considered the design criterion earthquake.

WATER RESOURCES

There are four drainage basins in the Planning Area. Buena Vista Creek and Buena/Agua Hedionda Creek are the two primary basins with smaller portions of the Planning Area draining to the San Luis Rey River and Loma Alta Creek basins. With the exception of portions of Buena Vista Creek, all of the streams flow in their natural channels. Portions of Buena Vista Creek have been channelized with concrete flood control structures (about 1.09 miles of the main channel and 2.27 miles of the tributary channels). Buena Vista and Agua Hedionda Creeks flow into Buena Vista and Agua Hedionda lagoons respectively, both of which are outside the Planning Area boundary and are environmentally significant. The San Luis Rey River basin is a significant groundwater recharge basin which was used heavily by the City of Oceanside and others prior to the introduction of Colorado River water into the system. It is currently maintained in a standby status though its waters are of poor quality at the present time.

Domestic and agricultural water resources, consumed within the Planning Area, are derived primarily from outside the area (i.e., Colorado River, Feather River (California Water Project) and V. I. D. (Vista Irrigation District) facilities in the Lake Henshaw and Wohlford areas). The V. I. D. does not maintain any wells within the boundaries of the Planning Area which provide water for domestic uses.

Impact

The affect of urbanization on the water resources of the Planning Area proper would appear to be minimal as it concerns groundwater resources within the area. This would be because of the inadequacy of the aquifiers to provide for a high yield well (one producing at least 400 gallons per minute of potable water) at the present time. However, the effects of urbanization could have a marked impact on environmentally sensitive areas which lie adjacent to and outside the Planning Area (i.e., San Luis Rey River Basin, Buena Vista Lagoon, and Aguana Hedionda Lagoon though it would be cumulative with urbanization taking place in other communities).

Some of the impacts of urbanization on the water resources of the Planning Area and surrounding communities will be brought about by: (a) a reduction in the rate, quality and quantity of percolation; (b) contamination of aquifiers with undisolved solids from agricultural water uses and the intrusion of salt water; (c) an increase in the rate of run-off of surface waters caused by covering the earth's surface with buildings, streets and other impervious surfaces; (d) siltation of stream channels and lagoons because of increased run-off; (e) reduction of the stream channels load carrying capacity because of siltation, thereby increasing the flood potential; (f) Eutrophication of the Agua Hedionda and Buena Vista Lagoons which will result in a loss of wildlife feeding and breeding habitat.

Unavoidable Adverse Impacts

Impacts in this area can be limited providing the community takes adequate preventive measures. Such impacts may consist of: (a) some increase in surface water run-off with a consequent reduction in percolation; (b) reduction in quantity of groundwater; (c) limited siltation of stream channels; (d) a limited acceleration of the rate of eutrophication of the lagoons more nearly approximating the natural rate rather than the accelerated rate normally expected with uncontrolled urbanization.

Mitigation Measures

Measures which may be taken to avoid or mitigate the adverse impacts of urbanization as they apply to water resources are: (a) to require the use of porous paving or "grasscrete" paving wherever feasible; (b) provide for the establishment of a series of "check dams," percolation basins or other man-made lakes/ponds where feasible on the small streams; (c) encourage the use of native or drought resistant ornamental plant materials in order to reduce irrigation requirements; (d) limit the

use of irrigation methods which are wasteful of water resources and generate agricultural run-off; (e) to provide for and promote the recycling of water resources for agricultural purposes and to recharge the aquifiers; (f) cooperate with other local agencies and municipalities in all matters concerning the conservation of water resources.

VEGETATION AND WILDLIFE

A Biological Survey and Inventory of the Planning Area was conducted during May and June of 1975 by John P. Rieger, M. Sc., Consulting Biologist and R. Mitchel Beauchamp, M. Sc., Consulting Botanist. Their report identifies and locates some significant biological features, communities, and rare and/or endangered species of flora and fauna found, or expected to be found, in the Planning Area.

Five types of naturally occurring vegetation associations were observed in the Planning Area. Chaparral and Coastal Sage Scrub occupied the largest area of the four types. Approximately 15% of the Planning Area is presently covered by a combination of these two plant communities. Freshwater Marsh is associated with permanent bodies of fresh water or seepage areas. Some of the marsh areas occur along the margins of man-made water impoundments; however, these do not differ significantly from the marsh areas which seem to be of a natural occurrence. Also along waterways is found riparian vegetation. Combined with the riparian vegetation, for the purposes of mapping, is the southern oak woodland. Because of its need for available water, the woodland is found adjacent to or often mixed with the riparian vegetation. No examples of southern oak woodland not associated with riparian vegetation were found in the Planning Area although this park-like woodland is found elsewhere by itself in San Diego County.

Several species of birds, mammals, reptiles and amphibians were identified to occur within the Planning Area. The area is rich in riparian and chaparral habitiat. As a result, several species of water-associated birds and small warblers were reported for the areas containing riparian habitat. In addition, certain birds of prey (Raptors) are known or expected to occur in the Planning Area. The most notable of the raptors being the Golden Eagle which is the only resident eagle in Southern California. Though it is not known to nest in the Planning Area, nests have been reported in the vicinity and their hunting territories may incorporate portions of the Planning Area. Expected and observed mammals indicate the possibility of about 30 species occurring within the Planning Area, the most notable of the observations

being the mountain lion. (Reported by residents of the San Marcos Mountains.) The presence of a large amount of riparian habitat and the associated oak woodland can account for several more amphibian species than occur in most areas of San Diego County. The secretive behavior of most reptiles has precluded any great quantity of data on their history and population characteristics. As a result, little can be stated about their present status in the Planning Area other than noting their presence or possible presence.

There are six wildlife habitats identified in the Planning Area: i.e., Woodland (oak, eucalyptus, willow and sycamore), Riparian, Annual Grasslands, Chaparral, Rocky Outcroppings - Cliffs and Orchards. These divisions are largely subjective and do not follow any basic criteria as in the case of plant communities identification. It may be argued that the scope of these classifications is too broad. However, such a broad classification is necessary as the majority of the fauna may utilize several and sometimes all of the various classifications rather than confine themselves to specific plant associations. See Map No. 4 Wildlife Features.

Of the aforementioned habitats, perhaps the most critical are the woodlands and riparian with the latter being the most endangered habitat in San Diego County. Because of the close association of the woodlands and riparian habitats in the Planning Area, any threat to one poses a similar threat to the other. These habitats provide extensive nesting and roosting areas for most of the avifauna (birds) both local and migratory species, as well as habitats for many species of mammals and reptiles. The other four habitats are used extensively by most faunal species, either for nesting or denning and as foraging areas for the predators, especially the raptorial species.

There are several rare or endangered species of plants and animals which occur in the Planning Area (see Map No. 5 Endangered Plants). The Biological Survey and Inventory Report list seven species of plants and three animal species. Of the plants listed, perhaps the one for which most concern should be expressed is the Brodiaea

filifolia. The plants were initially found on a site in the south-central portion of the Planning Area. A portion of the population has subsequently been transplanted to Brengle Terrace Park. There is a plant population of about 300 - 400 remaining on the original site. This population is the only one known to exist in San Diego County, although a collection is on record from an unknown location in San Marcos. The other plant species, though rare or endangered, are reported to exist in other portions of the County or adjacent areas. The rare or endangered animals, as indicated by the Biological Survey and Inventory Report, are limited to three species, the Stephen's Kangaroo Rat, the Yellow-billed Cuckoo and the Peregrine Falcon. Of primary concern with regard to those species is the condition and extent of their preferred habitat.

There are several species of flora and fauna which are considered to have a unique quality and be of special interest. The status of these species may result more from their distribution and/or present population status, although they are not considered endangered at the present time.

Several areas have been noted which have either a significant floristic composition or good representation of a particular plant community. Other areas provide significant wildlife habitats and possess substantial populations of various species. These areas are described briefly herein: (a) San Marcos Mountains - in the easterly boundary of the Planning Area are an outstanding floral area of mature Chaparral and Coastal Sage Scrub with the inclusion of several rare plants; (b) lower drainage of the Agua Hedionda Creek - southwesterly of Anza Freeway (78) contains Chaparral, Coastal Sage Scrub and Riparian Woodland vegetation with the inclusion of several rare plants; (c) Gopher Canyon/Ormsby Road - in the northeasterly portion of the Planning Area contains a Riparian Woodland which contains several ranches and homes yet is still a biologically viable area with a diversified plant life with the surrounding slopes covered with mature stands of Chaparral and Coastal Sage Scrub (see Map No. 6 Vegetation Map). Wildlife features consisting of Significant Wildlife Areas, Corridors and Island Sanctuaries presently existing in the Planning Area. The wildlife areas on

the western slope of the San Marcos Mountains and in the drainage basin of Agua Hedionda Creek southerly of Sycamore and Oleander Avenues. These areas are largely undeveloped, but will be subject to urbanization at some point in the future, particularly that area in the Agua Hedionda Basin. These areas, in conjunction with smaller areas within and adjacent to the Planning Area, serve as corridors or migration belts for animals moving through the area. In addition, island sanctuaries (small parcels containing significant vegetation) are spread throughout the Planning Area. Though not considered significant biological features, they do, and continue to, provide suitable habitat for a limited number of species as well as some contact with nature for man.

A more detailed discussion of the flora and fauna of the Planning Area is contained in the Biological Survey and Inventory Report prepared by Rieger and Beauchamp on file in the office of the Director of Planning, City of Vista.

Impact

The impact of urbanization on those portions of the Planning Area which are considered biologically significant could be rather severe, particularly to those faunal species which require secluded nesting areas and range over vast expanses in search of prey (e.g., raptors, the mountain lion, and other predatory species). This will be brought about by the destruction of suitable habitat (nesting and denning areas) and a reduction in the populations of suitable prey, similarly caused by a destruction of habitat.

Detrimental impacts to the biological environment will be caused primarily by the destruction of mature plant communities when development of areas containing such takes place, which in turn deprives most of the animal species of a suitable habitat.

Unavoidable Adverse Impacts

Impacts in this area may be mitigated to some extent if the proper measures are taken. However, some plant species will probably become even more limited while some

may become unknown except in protected areas. Similarly, some of the larger predators will be destroyed or driven from the Planning Area as urbanization progresses, likewise with the raptors (birds of prey).

Mitigation Measures

Measures which may be taken to avoid or mitigate some of the adverse impacts of urbanization include, but are not necessarily limited to: (a) the preservation of the stream channels and their associated riparian and woodland areas in their natural state as public or private open space; (b) the relocation, where possible, of rare or endangered plants to public parks, open space areas, or arboretums; (c) the establishment of buffer zones adjacent to critical open space areas and ecological preserves.

ARCHEOLOGIC RESOURCES

An Archeological Survey and Inventory of the Planning Area was conducted during the period of May through July 1975 by Stanley R. Berryman, B. S. Archeology (M A. Archeology, in progress), Consulting Archeologist. The report identifies 25 known and recorded archeological sites within the Planning Area and establishes archeological sensitivity zones for the Area.

An archeological site is defined as any area or location containing evidence of human habitation or use. Such sites may include, but are not limited to, features, midden soil and/or artifact scatter. Included in this definition are prehistoric, protohistoric, historic Indian sites, and buildings and structures of European origins which are in excess of 100 years in age.

The archeological sensitivity zones delineate portions of the Planning Area by their degree of sensitivity or potential for archeological resources. The sensitivity zones are based upon the locations of known archeological sites and the topographic potential for archeological resources.

1. Major - areas containing the largest number of known archeological sites and topographical areas with the greatest potential for archeological resources.
2. High - areas which contain a fewer number of known archeological sites and topographical areas which contain a potential for archeological resources.
3. Moderate - areas which contain few if any known archeological sites and where topographical features indicate a moderate potential for archeological resources.
4. Low - areas which contain no known archeological sites and where topographic features indicate a low potential for archeological resources.

The known archeological sites and the sensitivity zoning district boundaries are as indicated on Map No.7 Archaeology Zones.

In addition, the Archeological Report makes specific recommendations regarding the preservation and/or recording of archeological resources and provides a consistent and viable method for evaluation of potential environmental impacts on such resources.

Impact

Massive urbanization has caused the destruction of valuable archeologic resources throughout the State and San Diego County in the past. It has been estimated that in excess of 1,000 resource sites are destroyed annually by construction and/or acts of vandalism. Therefore, it may be assumed that the impact of urbanization/development could have a severe adverse effect on known and potential archeological resources unless steps are taken to mitigate such effects.

Unavoidable Adverse Impacts

It is anticipated that most archeological resource sites will be destroyed unless they are of critical or significant importance. It may be assumed that of the 25 known sites and the estimated 2,500 sites within the Planning Area only about 12 percent of them contain critical or significant archeological data. The remainder of the sites may be destroyed after appropriate archeological investigations and/or studies have been completed.

Mitigation Measures

Measures which may be taken to avoid or mitigate some of the adverse impacts of urbanization and/or development include, but are not necessarily limited to: (a) determine the archeological sensitivity of areas as development proposals are submitted; (b) implement the procedures for evaluation of archeologic resources as described in the Archeological Survey and Inventory Report; and (c) based upon the findings of the archeological investigation report, initiate procedures to preserve, and/or salvage and record the artifacts and other information found on the site prior to the beginning of actual construction. The known archeological sites should be made subject to protective measures/devices where development is not imminent but the site is, or may be, subject to vandalism. Such measures may consist of, but not necessarily be limited to, restricting access to the site, or initiating an archeological investigation and subsequent salvage operation if deemed necessary.

PALEONTOLOGICAL RESOURCES

A Paleontological Survey and Inventory of the Planning Area was conducted during the period of May - July 1975, by Westec Services, Inc. Their report identifies and records paleontologic resources and areas of paleontological potential. In addition, the report makes specific recommendations regarding the fate of paleontological resources and provides a consistent and viable method for evaluating potential environmental impacts on such resources.

Geologic formations present within the Planning Area may be grouped into two major categories: a crystalline basement complex consisting of granitic and metamorphic rocks with very low or no potential for possession of paleontological resources; and a sedimentary cover from which the Eocene strata occasionally contain paleontological resources.

A Paleontological Sensitivity Map (Map No. 8) has been prepared to show the division of the Planning Area into areas of critical sensitivity, high, moderately low and very low potential, and insensitivity pertaining to paleontological resources. Approximately 45 percent of the Planning Area is rated as having very low to no paleontologic sensitivity. Areas of high sensitivity comprise about 20 percent of the Planning Area, and six fossil localities rated as critical are identified within the Planning Area boundaries.

Two of the critical fossil localities (Localities 5 and 6 on Map No. 8) are of such significance that they should be protected from destruction. The remaining four localities should be thoroughly sampled by a qualified paleontologist when and if they are threatened by development. Full descriptions of the fossil localities and detailed recommendations concerning their fate are provided in the report prepared by Westec Services, Inc.

Impact

The impact of urbanization and/or development on paleontologic resources could be severe where no precautions are taken to preserve or record known resources. Detrimental impacts would be caused primarily by any significant earthwork (grading) on or in the immediate vicinity of known resource sites, or in areas which are classified as high or critically sensitive in regards to potential sites.

Unavoidable Adverse Impacts

Adverse impacts upon paleontological resources can be mitigated to a considerable extent where proper protective and/or recording measures are taken. Though it is anticipated that some resource sites will be destroyed in the process of urbanization and/or development, this should occur only after the site has been inventoried and recorded by qualified persons.

Mitigation Measures

Measures which may be taken to avoid or mitigate some of the adverse impacts of urbanization and/or development include, but are not necessarily limited to: (a) determine the paleontological sensitivity of areas as development proposals are submitted; and (b) implement the procedures for evaluation of paleontological resources as described in the Paleontological Resources Report. The known paleontological resource sites, indicated on Map No. 8, should be made subject to the following action requirements as a minimum when development is imminent on or adjacent to one or more sites: (a) sites one and two do not appear to be subject to imminent destruction but should be sampled when development or construction is proposed on or adjacent to the site(s); (b) sites three and four appear to be in some danger of being destroyed and should be sampled prior to actual construction (earthwork) commencing; (c) sites five and six should be preserved if possible, and/or large samples taken therefrom if destruction threatens either site; (d) sites seven through ten are outside the Planning Area and could be indirectly affected by development activity adjacent thereto within the Planning Area unless the developer were aware of their presence.

HISTORIC RESOURCES

Major historic resources within the Planning Area consist of the remains of two Spanish Land Grant Ranchos, Rancho Guajome and Rancho Buena Vista.

The part of Rancho Guajome which contains the original rancho headquarters buildings lies within the Planning Area, southwesterly of the intersection of North Santa Fe Avenue and Osborne Street. The original rancho was a 2,219 acre Mexican Land Grant given by Governor Pio Pico to two Indian brothers, Andres and Jose Manuel, in 1845. A short time later they sold the rancho to Abel Stearns, a Los Angeles businessman who was married to Dona Arcadia, a daughter of Don Juan Bandini, one of San Diego's most prominent citizens.

In 1851 Cave Johnson Couts married Dona Ysidora Bandini, a sister of Dona Arcadia Stearns, and was presented Rancho Guajome by Abel Stearns as a wedding gift. Cave Couts was responsible for developing the rancho and the construction of the rancho headquarters buildings. He retained the rancho until his death in 1874. Cave Couts, Jr. inherited the rancho and lived in the ranchhouse until his death in 1943. His son Cave Couts III lived at the ranchhouse until his death in 1948.

The remainder of the rancho subsequently came into the ownership of the Richardson Family, who later sold it to San Diego County for development as a regional park. The Guajome Regional Park Master Plan encompasses about 565 acres and includes restoration of the original ranchhouse.

The Rancho Buena Vista included a large portion of the heart of the present Vista Planning Area. The home building remains largely intact and is in use today as a private residence. It is located near the intersection of East Vista Way and Escondido Avenue.

Rancho Buena Vista had its beginning about 1845 as a home of the Indian Felipe Tubna (or Subra - authorities disagree on the spelling of his surname), who was granted the land upon the breaking up of the large mission holdings by the Mexican government. It had once been a part of the vast grazing lands administered by the

Padres of the San Luis Rey Mission.

The rancho eventually came under the ownership of Cave Couts, Sr. and the ranchhouse was used and enlarged by members of the Couts family. Additional rooms were added and the house became large and substantial with 30-inch thick walls, recessed windows, wide verandas and cloistered walks. The oldest parts of the house are believed to date from about 1850.

Upon the death of Cave Couts, Sr., the rancho was inherited by his daughter, Maria Antonia. Subsequently, several families lived at the rancho for short periods of time. During the land boom of the 1890's and 1900's, when the Vista Land Company purchased a considerable portion of the rancho property, the community of Vista began to develop.

In the early 1920's, the remainder (51 acres $\pm$), including the ranchhouse, was purchased by Jack Knight of Colorado. He began the task of restoring the old adobe which had been vacant for a number of years and was in bad condition. He later gave the rancho land which forms Wildwood Park and sold the remainder. The old adobe has been more or less maintained since, and was recently acquired by Mr. & Mrs. Rudd Schoeffel, who make it their home. They have embarked on a major cleanup and restoration program for the old ranchhouse and the remaining two and one-quarter acres of the Rancho Buena Vista.

Impact

The urbanization of undeveloped portions of the Planning Area could result in significant impacts on portions of the historical ranchos.

Though a portion of Rancho Guajome has been acquired for use as a regional park, other portions and adjacent properties remain largely undeveloped and subject to urbanization and/or development. Uncontrolled development of areas adjacent to the park site could be very detrimental to the park and remaining portions of the rancho.

The only significant portion of Rancho Buena Vista which remains intact is the ranchhouse itself and the site it occupies (about two acres). It is privately owned

and has been largely restored to nearly original conditions, and under its present ownership and status, appears to be in little danger of destruction.

Unavoidable Adverse Impact

Given certain measures which can be taken in mitigation it may be anticipated that a minimum of adverse impacts will be incurred. Outlying portions of Rancho Guajome will undoubtedly be urbanized/developed, as has most of Rancho Buena Vista, and become a part of the urban landscape.

Mitigation Measures

Measures which have been taken and/or should be taken to avoid and/or minimize destruction and loss of irreplaceable historic resources should include: (a) public acquisition of the historic resources or portions thereof (e.g., Rancho Guajome Regional Park); (b) mapping and recording of less significant resources prior to permitting development thereon; (c) designation of significant resource sites as historical landmarks with possible public acquisition at some future time.

DEMOGRAPHICS

The population and growth rate of the community, past, present and future (estimates) are as indicated in Table 1.

The data presented in Table 6 (Land Use and Zoning Section) indicates an estimated saturation population of 131, 351 (gross). This reflects an average of 2.8 persons in 46,923 dwelling units which will occupy approximately 80.74 percent of the Planning Area (gross). The term "Saturation Population" is a theoretical maximum which will probably never be attained for various reasons.

The age/sex population distribution for Vista in 1970 and that projected for 1990 is shown in Figure B (Vista, Economic Base Study, San Diego Gas and Electric Company, May 1972). The age/sex population distribution for Vista in 1975 is shown in Figure C. The projected population distribution indicates the median age will be younger in 1990 than it was in 1970. The median age in 1970 for the City of Vista was 32 and was projected to drop to 29 by 1975. However, the 1975 Special Census indicated a reduction to the median age of 31 (Male-29 Female-33), which tends to indicate the projection may have been somewhat high. However, this would still indicate some decline in the median age.

Population forecast from the San Diego Gas and Electric Company Study provide a range for the 1990 population of the City of Vista and the Vista Statistical Area as indicated in Table 2. These forecast indicate a population range for the City of 38,477 (low) to 73,295 (high). It is expected from this analysis that the 1990 Vista Statistical Area population will increase from 29,479 in 1970 to a range of 50,000 to 55,000 persons, or an average growth rate of 2.66 to 2.95 per year. These figures for the Vista Statistical Area, as indicated when the above data is compared with that contained in Table 1, are slightly smaller than the population projections for the Planning Area.

School enrollment forecast, based upon 1970 Census Data are as indicated in Table 3. New school facilities estimated to be needed by 1990 include: four elementary,

one junior high school and one high school. (EIR, General Plan Amendments and Annexation of Properties by Environment Impact Profiles, February, 1975.) In addition, the Comprehensive Planning Organization has projected a student population increase in 1990 of 48 percent for San Diego County. This projection has been supported by increases and estimates of the Vista Unified School District. (Conversation with Bob Orton, August 20, 1975.) Therefore, it may be anticipated that the need for facilities will almost double, as the existing facilities are at or near maximum capacity. The Vista Unified School District currently operates eight elementary schools, two junior high schools, one high school and one school for the handicapped with a median enrollment of 9,977 for the school year 1974-75.

Impact

The impact of the expected population growth would be negligible when compared with the previously adopted and amended general plans. However, when compared with the current level of development, the expected population growth would impact the Planning Area heavily. It is anticipated that the population will almost double by 1990 and create a severe strain on public services and facilities.

Unavoidable Adverse Impacts

Adverse impacts of the proposed General Plan Revision, as it relates to demographics, would probably be negligible when compared with the provisions of previous general plans. When comparisons are made with current levels of urbanization, the adverse impacts of an increase in population may be in many categories and of varying degrees. Most of these impacts are addressed in the different technical elements of the EIR, while this section is concerned primarily with the social and economic aspects of demographics as they relate to urbanization.

Some of the adverse impacts which may be unavoidable are: (a) ultimate urbanization of major open areas within the Planning Area; (b) limited deterioration of the "semi-rural" atmosphere of the community; (c) a probable increase in the crime rate; (d) an increase in the level of social services required for the citizens of the

community; (e) an increase in the level of public services commensurate with an increase in population; (f) an increased level of expenditure of public funds to provide the aforementioned services.

Mitigation Measures

Measures which should be taken to avoid and/or minimize the adverse impacts of increases in population may include, but are not necessarily limited to: (a) establishment of a program for monitoring growth of the community's population; (b) initiation of a Planning, Programming and Budgeting System (PPBS) for construction of major public facilities to meet the needs of a growing populace; (c) limit population increase to a rate which is compatible with the provision of public facilities and services.

TABLE I

CITY OF VISTA POPULATION ESTIMATES & PROJECTIONS

Estimates

Year	Population	Increase	Growth Rate
1950	1,075		
1960	14,992	13,287	779.00%
1970	24,668	9,696	65.00%
1971	25,917	1,249	5.00%
1972	27,417	1,500	6.00%
1973	27,946	529	2.00%
1974	28,100	154	.54%
1975	28,300	200	.70%

Projections

1976	29,400	1,100	3.7%
1977	30,100	700	2.3%
1978	31,000	900	2.9%
1979	31,900	900	2.8%
1980	32,800	900	2.8%
1981	33,700	900	2.7%
1982	34,600	900	2.6%
1983	35,500	900	2.5%
1984	36,300	800	2.2%
1985	37,200	900	2.4%
1986	38,1[illegible]	900	2.4%

Average Household Size 2.7 People/Dwelling Units

FIGURE B: AGE/SEX POPULATION DISTRIBUTION

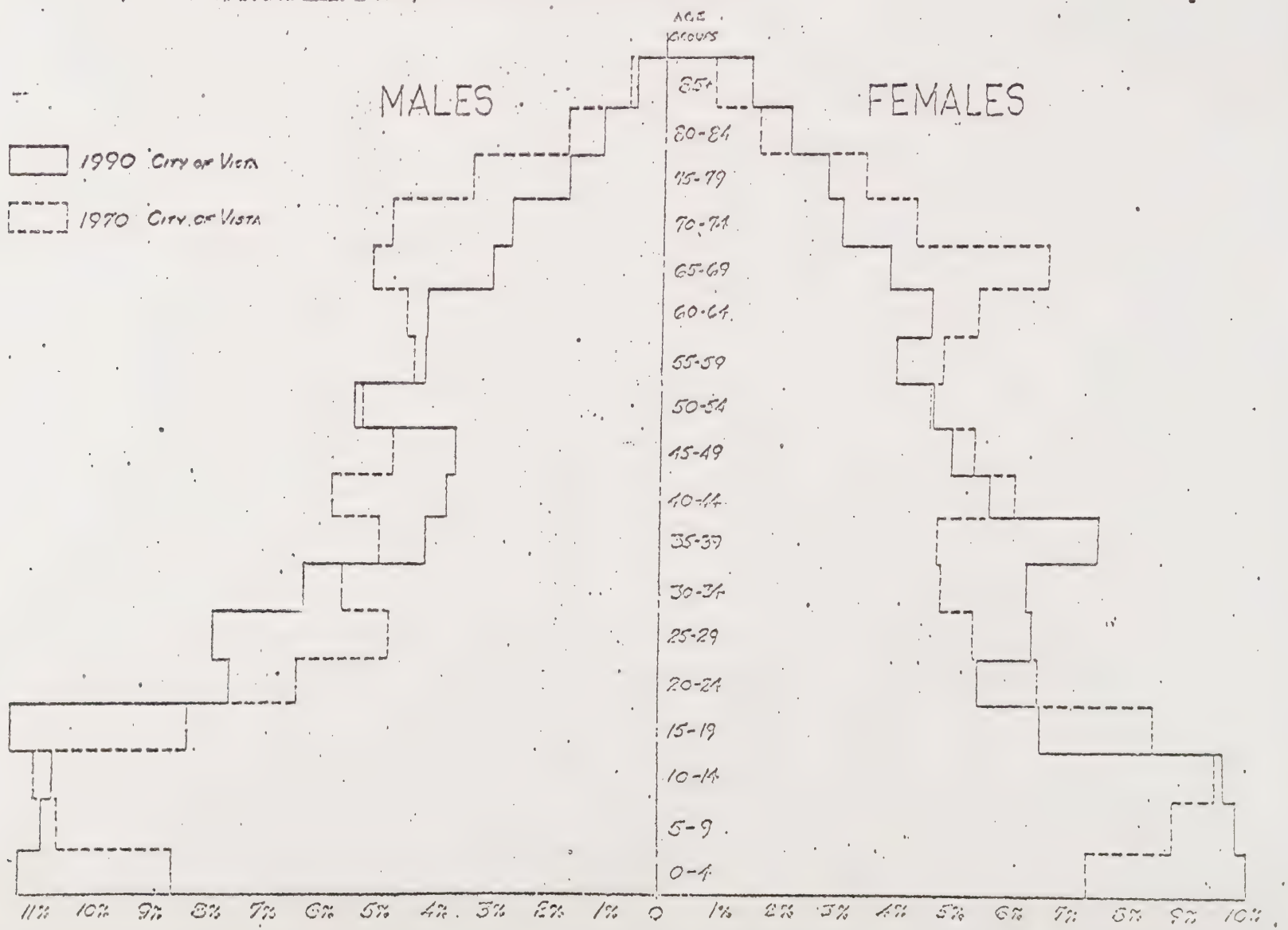
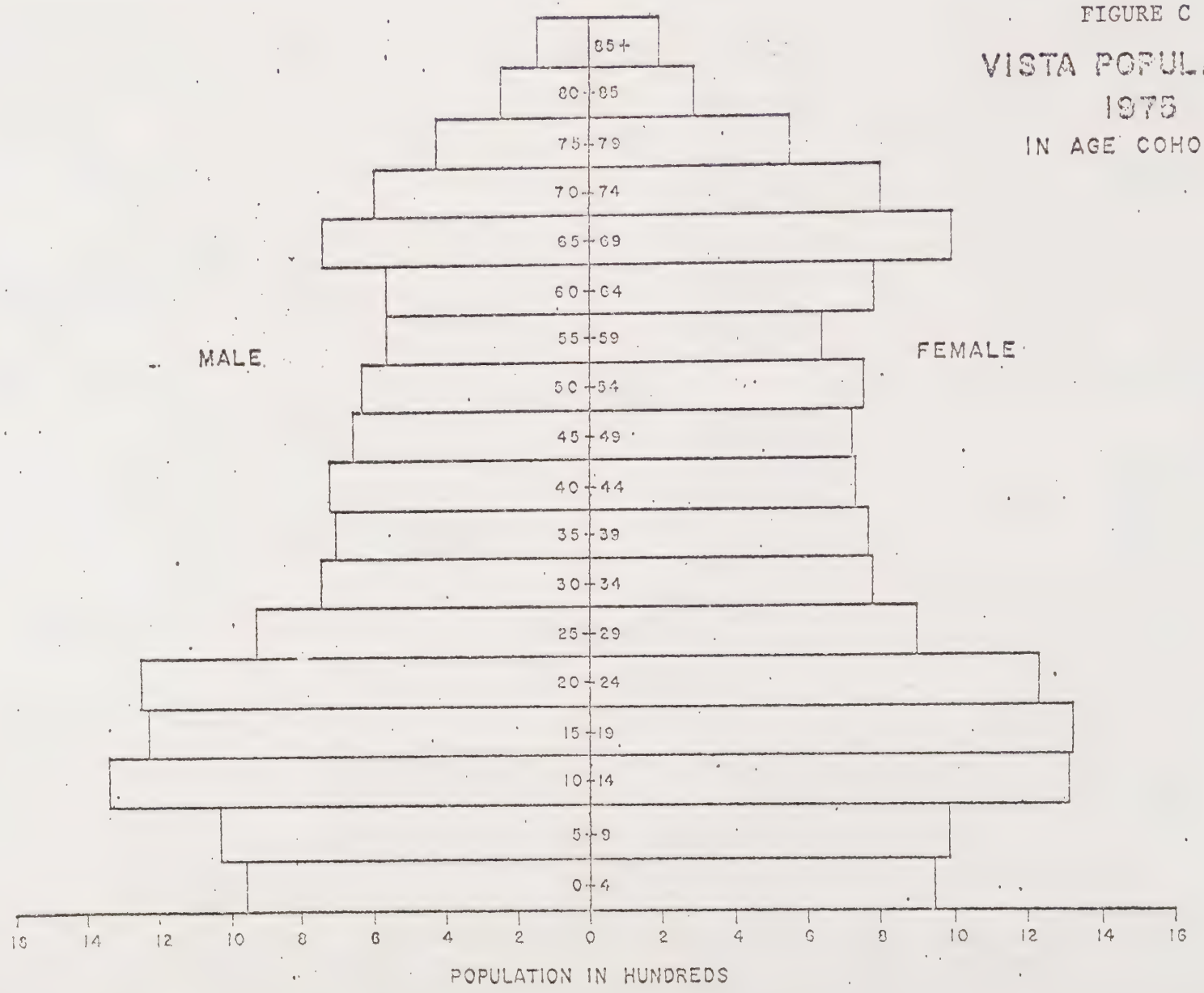


FIGURE B: AGE/SEX POPULATION DISTRIBUTION

FIGURE C

VISTA POPULATION 1975 IN AGE COHORTS



Source: California State Department of Finance Special 1975 Census for Vista

TABLE

SUMMARY OF POPULATION FORECASTS FOR THE CITY OF VISTA & VISTA STATISTICAL AREA, 1990

		City of Vista	Vista Statistical Area
STEP DOWN	Low	38,477	39,262
The "high" estimate is very unlikely as it is based on high fertility series projections.	Most likely	58,315	59,505
	High	73,295	74,791
POPULATION HOLDING CAPACITY		41,800	98,090
Should not be averaged with others as this method does not have any specific time frame of reference			
HISTORICAL TRENDS			45,000
	San Diego Planning Comm.		
The '60-'70 rate has the most confidence because data for the same geographic area was available.	'62-'72 Rate	56,215	
	'65-'70 Rate	61,270	
	Rerc. Low	57,500	70,000
	Rerc. High	61,000	78,000
	Darley/Gobar		55,300
	'60-'70 Rate	50,079	59,801
COHORT SURVIVAL		45,482	
Must be considered a very weak projection because of poor data base.			
EMPLOYMENT RELATED		N.A.	N.A.
No meaningful projection is possible at this time.			

The conclusion drawn from all of the various indicators of future population in Vista is a 1990 City population of 50-55,000 persons which should include nearly all of the of the territory and population of the Vista Statistical Area.

TAB 3

SCHOOL AGE CHILDREN AND ESTIMATES OF SCHOOL ENROLLMENTS AND FACILITIES VISTA, CALIFORNIA, 1970 and 1990

1970 U.S. Census of Population						CITY OF VISTA 1990 NEEDS		
Age Group	Males	Females	Total	School Age Groups	Percentage of the Total 1970 Population (24,688)	Number of Children Based on 55,000 Population	Total[1] Number of Schools Required	New Schools Needed
5*	116	101	217	Elementary School Age Grades 1-6				
6	251	233	484					
7-9	772	707	1479	3711	15.03%	8266	13	4
10-12	776	755	1531					
13	259	252	511	Junior High Grades 7-9				
14	258	225	483					
15	219	243	462	1456	5.90%	3245	3	1
16	233	237	470	High School Grades 10-11				
17	196	217	413					
18	89	103	192	1075	4.35%	2392	2	1

* Only one-half of the five-year-olds and eighteen-year-olds were included.

[1] Average School sizes within the Vista Unified School District were used for computing future school needs. In 1970, the nine elementary schools averaged 544 students, the two junior high schools averaged 1035, and the high school had 1700 students.

CIRCULATION

A traffic analysis of the Proposed General Plan Circulation Element prepared by the City's Planning and Engineering Departments has been utilized in preparation of this EIR. The analysis includes estimated traffic generation from proposed land use elements, analysis of the circulation system (with and without the benefit of certain arterial and collector streets).

Residential densities and land uses for the Planning Area have been prepared by the Planning Department staff. Table 6 in the Land Use and Zoning Section tabulates the land uses, acreage, number of dwelling units and population projections. Traffic generation rates for the various land uses were obtained from studies conducted by the California Department of Transportation. The rates indicated in Table 4 were used in this study to estimate local trip ends generated by each land use. Traffic distribution from each land use is based on the type of trip and the shortest and most logical route between "origin" and "destination."

The ultimate trips produced by the land use will generate 759,147 vehicle miles internally and 3,238,145 vehicle miles of external trips (these are trips passing through or leaving the Planning Area). The total 3,997,292 vehicle miles will be generated from 2,442,144 trip ends. Vehicle hours generated from these trips will be 123,385.

Major arterial and collector streets and highways which will serve the Planning Area are shown on the Land Use and Circulation Element maps. Local streets which serve the proposed land uses were assumed, based on the land use separation and possible development of undeveloped areas.

There are twelve "gateways" into the Planning Area from external land uses. The traffic entering the Planning Area through these gateways is distributed as indicated in the Traffic Assignment Study. (Gateways may be defined as points where major streets and highways enter the Planning Area carrying traffic bound for destinations within the Area.)

TABLE 4

TRAFFIC GENERATION RATES

RESIDENTIAL	D.U./AC	O/D.U.	TRIPS/D.U.
OS-1	.4	3.5	7.0
RR	1.0	3.5	7.0
LD	2.0	4.0	8.0
MLD	5.0	4.5	9.0
MD	10.0	4.5	9.0
MHD	15.0	4.0	8.0
HD	21.0	3.75	7.5
VHD	29.0	3.5	7.0
COMMERCIAL		O/AC	TRIPS/AC
CG		225	450
CN		175	250
INDUSTRIAL		O/AC	TRIPS/AC
I-G		40	80
I-P		50	100
MISCELLANEOUS		O/AC	TRIPS/AC
Park		20	40
Schools		30	60
Fire Station		20	60

These values were established by the City of Vista, County of San Diego, City of San Diego, and California Department of Transportation.

LEGEND

D.U. - Dwelling Units

AC - Acre

O - Trip Origins

Traffic generated by each land use was distributed as indicated in the traffic study. Adjustments in estimated traffic volumes on the circulation system were made to reflect the anticipated distribution of trip types. The estimated traffic volumes generated in the Planning Area range from 4883 to 173,383 vehicles per day, with the greater traffic activity being adjacent to commercial and industrial land uses.

Based on desirable capacities of 20,000 vehicles per day for a four-lane undivided roadway, 30,000 for a four-lane divided roadway and 45,000 vehicles per day for a six-lane divided roadway, segments of certain streets (as indicated on the Circulation Map) will require higher standards than may normally be associated with the development of such streets and highways. Conversely, certain arterials and collectors have been deleted from the proposed circulation system or downgraded because the traffic studies did not indicate a need for streets with such a capacity.

Impact

The impact of the proposed circulation system would probably be less than that which could have been anticipated from previously adopted and amended general plans. However, comparison with the existing system indicates a probable lessening of traffic generated impacts on the community if the proposed system is adopted and subsequently implemented. Conversely, urbanization and development of the proposed element could have detrimental effects on the natural environment, which is addressed in the individual sections dealing with the various elements.

Unavoidable Adverse Impacts

Adverse impacts of the proposed General Plan revision as it relates to the

Circulation Element would probably be lesser than those possible under the provisions of the current plan. It is anticipated that this would be brought about by modernization of the circulation system and the elimination of certain portions of the system indicated in the current element, which were found to be unnecessary as a result of a traffic study.

Mitigation Measures

Studies, proposals and plans for public transportation in the San Diego Region have resulted in an increase in transit service for the region and the Planning Area as monies become available. Service within the Planning Area is currently limited to three buses serving portions of the urbanized area on three separate routes. It is anticipated that additional services will be provided as the Planning Area becomes more urbanized.

Bicycle paths are proposed adjacent to some of the streets and on separate rights-of-way. These routes are shown on Map 9 Bicycle Hiking and Equestrian Trails, and extend for about 55 miles throughout the Planning Area. It is anticipated that this system will provide some alternative(s) to the motor vehicle and encourage the use of alternative modes of transportation.

The Planning Area also contains about 47 miles of hiking and equestrian trails, most of which are contained within land use areas designated as Open Space. This system is designed primarily for recreational uses and would be of minimal benefit in relieving the load on the vehicular circulation system.

LAND USE AND ZONING

Land use designations of the proposed General Plan Revision are compared in Table 5 with the 1967 and the current (1974) General Plan Amended where comparable data was available. The comparison indicates there are no significant changes in land use classifications with the exception of the Open Space classification and the classification of other areas which were unclassified (Study Area) in the 1974 General Plan Amended prior to its amendment (3-17-75). However, there have been some redesignations proposed of some of the land use classifications (i.e., Agricultural to Rural Residential) with no changes in permitted land uses or dwelling unit densities.

Explanations of the proposed land use classifications are set forth in the Land Use Element of the proposed General Plan Revision.

Land use classifications of the proposed General Plan Revision provide for most urban uses as indicated in Table 5. Though not all uses discussed in the proposed General Plan Revision are indicated on the Land Use Map, those not indicated thereon are considered to be compatible with other uses and may well be separately designated on a later amended version of the map.

TABLE 5

LAND USE DESIGNATIONS
COMPARISON AND COMPATIBILITY

1975	1975	1974	1967
Open Space	OS	OS	OS
Open Space Residential	OS-R	New Designation	
Agricultural	A	A	A
Rural Residential	RR	A	LDR
Low Density Residential	LD	LDR	LDR
Medium Low Density Residential	MLD	MLDR	LDR
Medium Density Residential	MD	MDR	MDR
Medium High Density Residential	MHD	MHDR	HD
High Density Residential	HD	HD	HD
Very High Density Residential	VHD	VHD	
Civic Activity/Facility	CA	PF	PF
Commercial-Neighborhood	CN	CN	C
Commercial-Neighborhood Special	CN-S	New Designation	
Commercial-General	CG	CG	C
Commercial-Office Professional	C-OP	O-P (RP)	C
Commercial-Central Business District	CBD	CG	C
Commercial Service	CS	CG	C
Industrial-Park	IP	I	I
Industrial-General	IG	I	I
Park	P	P	P
School	S	S	S
Historic Structure or Site	*	New Designation	
Scenic Point		New Designation	
Study Area	SA	SA	
Freeway or Expressway		No Change	
Arterial Street or Highway		No Change	
Collector Street or Highway		No Change	
Minor Collector Street or Highway		New Designation	

* Represents "Star" Symbol which indicates the approximate location of an historical building/structure or site.

Urbanized land in the entire Planning Area is not definable because of a lack of information on land uses in the unincorporated portions of the Planning Area. However, about 61 percent of the corporate area may be considered urbanized, and a rough proximation for the unincorporated area would be about five percent or less. Therefore, it may be estimated that about 23 percent of the Planning Area has been urbanized or at least committed to urbanization.

The area (in acres) and the percentage of the total Planning Area designated for each use by the General Plan land use classifications are indicated in Table 6. Of these classifications, the residential group comprises about 81 percent of the land area with the next largest single classification being the commercial group which comprises about 3.5 percent of the land area. (All groupings are gross, and include streets and highways.) Projected land uses are indicated in Table 7 for the general land use categories and would seem to be compatible with the proposed allocations.

Generally, the most intense urbanization (including all land use classifications) is in the west central portion of the Planning Area, within a radius of about one mile of the intersection of Vista Way and Santa Fe Avenue.

Impact

The impact of urbanization under the provisions of the proposed General Plan Revision would be considerably less than that permitted under the provisions of the 1967 General Plan. Such a reduction in impact would be brought about primarily by a marked decrease in dwelling unit density and land use intensity; e.g., the permitted population under the proposed revision is approximately one-half of that which could have been permitted under the 1967 version of the Plan.

Comparison of the proposed General Plan Revision with the 1974 General Plan Amended (1967 Plan as amended) indicates a possible increase in impact, primarily because of the reclassification of major portions of the Planning Area from Open Space to Open Space Residential; i.e., the proposed reclassification would permit some urbanization in slope areas which was not provided for in the 1974 General Plan Amended. Otherwise, land use intensity under the provision of either plan is nearly equal.

TABLE 6

LAND USE - ACREAGE - DWELLING UNITS - MAXIMUM POPULATION

LAND USE	ACRES	% TOTAL* ACRES	DUs	POPULATION	% POPULATION*
OS-R	2431	11.06	927	3903	2.97
RR	3470	15.78	2552	8868	6.75
LD	5205	23.68	7588	24940	18.99
MLD	4246	19.31	14508	43519	33.13
MD	1220	5.55	6755	18768	14.29
MHD	720	3.23	7959	18231	13.88
HD	393	1.79	5361	10721	8.16
VHD	64	.29	1273	2401	1.83
GROSS	17749	80.74	46923	131351	100.00
NET	(17259)		(45629)	(127727)	
C-G	525	2.39			
C-N	190	.86			
C-O	58	.26			
	773	3.51			
I-G	415	1.39			
I-P	255	1.16			
	670	3.05			
OS	250	1.14			
PARKS	220	1.00			
CA	152	.69			
	622	2.83			
FREEWAY	2170	9.87			
GRAND TOTAL	21984	100.00			

NOTES:

Average Dwelling Units Per Acre 2.64

Average Population Per Dwelling Unit 2.8

Square Miles - City	11.6
Unincorporated	22.75
Planning Area	34.35

*Percentages may not total exactly because of rounding to the nearest hundred.

PROJECTED LAND USE NEEDS FOR THE VISTA STATISTICAL AREA IN 1990

TABLE 7

LAND USE	1970[1]		1990[2] SDG&E		1990[3] CPO	
	Acres	Percent	Acres	Percent	Acres	Percent
Residential	2020	81%	4287	81%	3283	81%
Trade (Commercial Retail)	84	3.5	127	2.4	108	2.7
Manufacturing and Contract Construction	7	0.3	82	1.6	27	0.7
Transportation, Communications, & Utilities	122	5	132	2.5	16	0.4
Service (Churches, Commercial Services)	93	4	142	2.7	138	3.4
Education	130	5	248	4.7	183	4.5
Government	16	0.7	60	1	32	0.8
Parks and Recreation	13	0.5	220	4.1	277	6.8
TOTAL URBANIZED	2485	100%	5298	100%	4064	100%

Source: [1] Comprehensive Planning Orgainzation (CPO), Land Use Survey of Vista, 1970, City of Vista only.

[2] San Diego Gas and Electric Company estimate based on text discussion, Vista Statistical Area.

[3] Darley/Gobar, Regional Land Use Forecasting System, CPO, March, 1969, Vista Statistical Area.

Unavoidable Adverse Impact

Adverse impacts of the proposed General Plan revision, as compared with the previous plans, would probably be non-existent. However, when compared with the present stage of urbanization, adverse impacts may be in many categories and of varying degrees. Most of these impacts are addressed in the different technical elements of the EIR (e.g., Geotechnical element, Paleontological Resource element, etc.) while this section is concerned primarily with the social and economic aspects of land use and urbanization.

Some of the adverse impacts which may be unavoidable are: (a) ultimate urbanization of the Planning Area; (b) some additional loss of the "rural" atmosphere of the community; (c) a probable increase in the rate of crime commensurate with the population growth; (d) an increase in the level of public services required by the citizens.

Mitigation Measures

Measures which have been taken and/or should be taken to avoid and/or minimize the adverse impacts of changes in land use brought about by urbanization include or may include: (a) preparation and adoption of Specific Plans of Development which would establish optimum standards which may relate to the community's atmosphere and character; (b) establishment of standards and guidelines which would maintain and/or enhance the community's identity.

NOISE

The Citizens' Committees have identified the characteristic or atmosphere most desirable for Vista as semi-rural. The Noise Element* of the General Plan has delineated guidelines for noise levels for a future Noise Ordinance to preserve and develop this atmosphere.

The major noise generator is, and will probably continue to be, motor vehicles on the City's streets. Standards governing motor vehicle noise are established by the State, and the City's input is limited to enforcement of these standards. Another noise generator that is currently a major noise source is construction equipment, which is subject to the regulation of federal agencies (EPA and OSHA). It is anticipated that these noise generators will be muffled considerably and will cease to be a major source in the future.

Other noise generators are: construction projects (public and private); off-road vehicles; aircraft overflights; and, to a limited extent, military training operations at nearby Camp Pendleton.

The Carlsbad Raceway as a noise source is obviously out of Vista's jurisdiction, but cooperation between agencies and design standards in building construction should make the Raceway less of a nuisance than it is today. The railroad running through the City is another source of noise. The source is limited because only one trip per day is now running from Oceanside to Escondido and no increase is projected for the near future. Appropriate land uses and construction methods and materials will also help lessen this impact.

The City receives the majority of its noise complaints on off-road vehicle and animal noises. Enforcement of the Noise Ordinance should relieve these complaints, but there may be somewhat of a conflict with the desire for a semi-rural atmosphere. The judicial system in the County has recently raised some questions as to the appropriateness of animals in a semi-rural atmosphere in regard to noise. The question of animal

*See the Noise Element for a complete identification of noise sources, guidelines for decibel levels and breakdown on jurisdictional authority to regulate.

regulations should receive a complete review to determine the best course of action.

Impact

With the growth anticipated in the future, noise sources will also grow and therefore, the impact of the following sources will be increased by: (a) traffic flows; (b) sand and gravel operations, borrow pits and construction equipment; (c) industrial land uses; (d) the Santa Fe Railway; and (e) animal noise.

Unavoidable Adverse Impacts

There will be some areas close to freeways where the traffic flow increase will generate an unacceptable level of noise.

Mitigation Measures

Enforcement of State noise standards for all motor vehicles and City of Vista sound insulation requirements will mitigate traffic noise in most areas, except along the freeway. The Environmental Protection Agency and the Occupational Safety and Health Agency regulate noise generated from construction, grading and mining operations. The City also enforces curfews on time of operations. Enforcement of a Noise Ordinance and performance standards developed for industrial zones will reduce and mitigate noise generated in this land use. Also EPA and OSHA regulations will apply. Appropriate land uses next to the railroad right-of-way will help mitigate noise generated from this source. Enforcement of the City's sound insulation requirements in residential areas will help mitigate noise in areas next to the right-of-way. In the development of a Comprehensive Noise Ordinance, animal noises will be regulated. Enforcement of this ordinance should provide adequate mitigation.

AIR QUALITY

The City of Vista and its Planning Area is located within the San Diego Air Basin as defined by the California Air Resource Board (ARB). The ARB is responsible for regulating mobile air pollution sources. Stationary sources such as commercial and industrial sites are regulated by the San Diego County Air Pollution Control District (APCD). The APCD monitors air quality within the County, and although there is no monitoring station in Vista, data is available for Oceanside and Escondido.

The major producer of air pollution in the Planning Area is motor vehicles. Both trucks and automobiles contribute to the problem. As of April 1974, no complex model for forecasting air pollutants has been developed. But a simpler mathematical projection has been developed by the County of San Diego for forecasting reactive hydrocarbon (RHC) emissions. These emissions are considered the best available indicator because they are commonly the major contributor to oxidant levels (an air quality measurement) in the atmosphere and oxidants are San Diego's major air pollutant problem.

The method used to forecast RHC levels is the best possible analysis available to date. There are, however, several drawbacks to the procedure that must be pointed out for complete disclosure, as well as a brief explanation of emission factors.

1. The data is in terms of emissions. The relationship between air quality and emissions is not clearly understood (i.e., meteorology and chemical reaction rates correlation).
2. The base data gathered in 1972 was not well refined, so errors are possible.
3. Projected emissions are based on assumptions (from future driving habits to number of fossil fueled power plants) which could change radically in the future.
4. The emission factors (which were furnished by the Office of Environmental Management, County of San Diego Environmental Development Agency) for the different sources can be multiplied by the population to determine the amount of RHC emissions associated with each source. Essentially, the factors express the quantity of emissions in

units of pounds of RHC per capita per year (lbs/cap/yr), pounds per mile (lbs/mi), or other mechanical or chemical cycle.

Changes in the numerical value of an emission factor may be brought about because of technical controls placed on the source and/or changes in relationship between the source and the user.

Tables 8 and 9 are the mathematical projection of reactive hydrocarbon emissions for an average sub-regional area and were used for Vista's Planning Area. Table 8 takes into account most of the possible producers of air emissions using 1972 data projected to 1990 at a decrease of 34%. Table 9 takes into account the specific sources of RHC and shows a 23% decrease from 1972 through 1990 in the level of RHC, even though the vehicle miles traveled will have doubled. However, because of the increased miles traveled, Vista's RHC emissions will be higher (10%) than the County average for a sub-regional area in our size in 1990. The decrease in reactive hydrocarbon emissions from 1972 to the 1990 levels (presented in Tables 8 and 9) is based upon the assumption that mandated U. S. Environmental Protection Agency and California Air Resources Board technical controls/standards currently in effect, and scheduled to become effective prior to 1990, will achieve their purpose of reducing emissions to the projected levels. As a result, Vista's air quality should improve, even though the population and vehicle miles traveled will increase by almost 100%.

This projection is based on a number of tenuous assumptions such as driving habits, transit riders, number of nuclear power plants, etc. Although there is a strong positive correlation between emission and air quality on a region-wide basis, the two are not synonymous; factors other than emissions also affect air quality (i.e., meteorology, photochemical and chemical reaction rates) and their effects are not well understood. Therefore, it is not possible to make firm conclusive statements on air quality in Vista's Planning Area.

A comprehensive explanation of the methodology used for emissions projections is detailed in references 16 and 17.

TABLE 8

TOTAL INDUCED REACTIVE HYDROCARBON EMISSIONS FOR A NORMAL SAN DIEGO COUNTY POPULATION - 1972 AND 1990

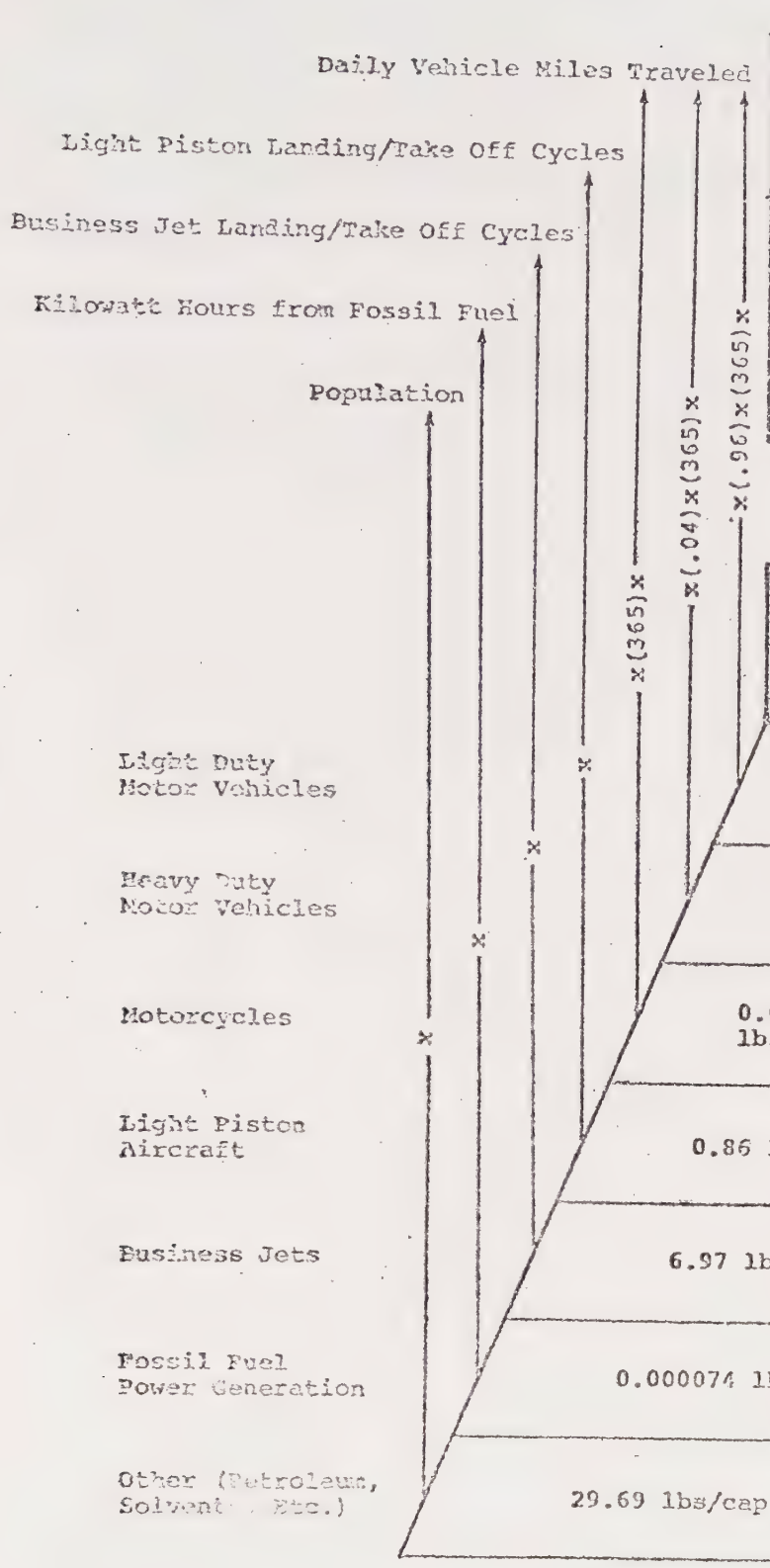
1972 Population 27,400 — 1990 Population 54,000

	1972 Factor (lbs/cap yr)	1972 RHC (lbs/yr)	1990 Factor (lbs/cap yr)	1990 RHC (lbs/yr)
Light Duty Motor Vehicle	66.27	1,815,798	3.49	188,460
Heavy Duty Motor Vehicle	4.06	111,244	0.76	41,040
Motorcycles	1.34	36,716	0.13	7,020
General Aviation	0.56	15,344	0.70	37,800
Commercial Aviation	2.95	80,830	0.82	44,280
Fossil Fuel Power Generation	0.37	10,138	0.45	24,300
Other (Petroleum, Solvents, Etc.)	29.69	813,506	11.30	610,200
TOTAL	105.24	2,802,746	17.65	953,100

REACTIVE HYDROCARBON EMISSIONS WITHIN CONFINES

OF SUB-REGION BOUNDARY - 1972 AND 1990

(Normal San Diego County Population)



	1972	1990
Daily Vehicle Miles Traveled	650,000	1,280,982
Light Piston Landing/Take Off Cycles	NA	NA
Business Jet Landing/Take Off Cycles	NA	NA
Kilowatt Hours from Fossil Fuel	NA	NA
Population	27,400	54,000

	1972 Emission Factor	1972 RHC (lbs/year)	1990 Emission Factor	1990 RHC (lbs/year)
Light Duty Motor Vehicles	0.0152 lbs/mi	3,461,952	0.0008 lbs/mi	359,085
Heavy Duty Motor Vehicles	0.0228 lbs/mi	216,372	0.0042 lbs/mi	78,550
Motorcycles	0.0003 lbs/"VMT" mi	71,175	0.00003 lbs/"VMT" mi	14,027
Light Piston Aircraft	0.86 lbs/LTO		0.67 lbs/LTO	
Business Jets	6.97 lbs/LTO		3.5 lbs/LTO	
Fossil Fuel Power Generation	0.000074 lbs/KWH		0.000068 lbs/KWH	
Other (Petroleum, Solvent, Etc.)	29.69 lbs/cap year	813,506	11.30 lbs/cap yr	610,200
TOTAL		4,563,005		1,061,862

23%

Impact

Air pollution from increased traffic could have a significant impact on air quality. Construction and industrial land uses will also affect air quality.

Unavoidable Adverse Impact

Air pollution on the short-term will increase from greater traffic flows. Construction phases of development will also impact air quality to some extent.

Mitigation Measures

Strict enforcement of Federal and State air pollution regulations and standards should reduce the impact of air pollutants below existing levels.

PUBLIC UTILITIES

WATER

The Vista Irrigation District (VID) currently provides water service to approximately 72% of the Planning Area. The VID serves a population of about 42,000 with an average daily consumption of 12 million gallons. The per capita daily consumption is about 192 gallons. The water supply service is financed by customer billing with an average yearly cost per person of $39.10 (at current rates). The primary source of the VID's water is from the San Diego County Water Authority supplemented with local surface water. Ground water supply throughout the region has decreased. Wells do not supply the quantity or quality of water they did before urbanization. In the Vista Planning Area, the ground water table has not only dropped, but in the western sections, salt-water intrusion has occurred.

The Colorado River is presently the primary water source with Feather River water to be introduced by late 1975. The quality of the water imported from the Colorado River is poor and deteriorating. The total dissolved salts (TDS) content is nearly double the Federal standards. The TDS content in the Feather River water is lower than the Colorado River water but the bacteriological content is higher. A 50-50 combination of water from the two sources will balance the quality when the systems blend and water treatment processes are performed. Plans have been developed for a joint filtration plant (VID and the City of Escondido) to filter both local and imported water in 1976.

Storage facilities for the VID include Lakes Henshaw and Wohlford, Pechstein Reservoir and ten storage tanks in the district. The reservoirs and tanks have a storage capacity of 253.5 acre feet. At the present time the VID provides service to 25.77 square miles or 72% of the Planning Area. The relationship of the current VID boundaries to the Planning Area boundary are indicated on Map No. 10

The capacity of VID to provide water for domestic use is currently at 29.54 cubic feet per second (cfs) which is adequate for the existing requirements of the

Planning Area.

It has been proposed (by VID, the City of Oceanside and the Carlsbad Municipal District) that a Tri-Agency pipeline be constructed to provide additional water to the agencies involved. Completion of this project will increase the potential for supplying water to the three agencies to 175 cfs. VID's share of the projected supply will be 52.5 cfs. However, it is anticipated that the demand will be 56.4 cfs in 1995. Therefore, it is anticipated that the demand for water will exceed VID's capability sometime in 1991 at which time additional sources will be needed.

Impact

The extension and/or addition of facilities by VID to serve those portions of the Planning Area not currently served will result in additional cost to the consumer (directly or indirectly). Conversely, failure to provide the additional facilities may result in water shortages which could severely affect the community; e.g., inadequate fire flow, economic stagnation, etc.

Construction of the Tri-Agency pipeline would be the least costly method of upgrading the capabilities of VID, while improvement and extension of existing facilities would be more costly both in terms of economic cost and disruption of existing services.

Unavoidable Adverse Impacts

Impacts in this category may be limited or offset by taking effective measures of mitigation as they relate to projected growth rates. However, a number of these will still occur. It may be expected that the Planning Area will continue to grow and create greater needs for water regardless of efforts to offset such a requirement.

Mitigation Measures

Efforts to mitigate the need for additional water for domestic purposes, which is caused primarily by population growth, and the economic cost of providing it, may take some of the following forms: (a) monitor the growth of the Planning Area to

ensure that sufficient water is or will be available to meet domestic requirements; (b) where adequate domestic water facilities are not available for a proposed development require that they be provided before permitting development; (c) levy fees on new developments which properly reflect the actual cost of providing water facilities; (d) encourage the conservation of water by promoting the use of native and drought resistant plant materials in landscaped areas.

SEWERAGE SYSTEM

The Planning Area is located within four separate drainage basins, of which two are of primary concern herein. The Buena Vista Creek and the Buena/Agua Hedionda Creek Basins drain the largest portion of the Planning Area (74%) while the remainder (26%) drains into the San Luis Rey River and Alta Loma Creek basins. The drainage basins and their relationship to the Planning Area are indicated on Map No. 10, as well as the boundaries of the Vista Sanitation District (VSD) and the Buena Sanitation District (BSD).

The Vista and Buena Sanitation Districts serve about 49% of the Planning Area, or about 66% of the Area lying within drainage basins served by them. It is assumed that they will serve the remaining 34% at some point in the future, and that portions of the Area not within the basins served by VSD and BSD will be served by the Oceanside Sanitation System. It may also be assumed that the VSD and BSD will be merged into one district at some point in the future, and will eventually become a portion of the Public Works Department of the City of Vista.

The VSD and BSD share water pollution control facilities with the City of Carlsbad, San Marcos County Water District, Leucadia County Water District, and the Encinitas Sanitary District. In addition, the City of Oceanside has expressed an interest in permanently connecting that portion of Oceanside which lies within the Agua Hedionda Creek drainage basin (about 800 acres) to the Encina Water Pollution Control Facilities (EWPCF).

The VSD and BSD shares in the capacity of the EWPCF are 4.05 mgd and 0.62 mgd respectively (as of January, 1975). Current proposals for the expansion and upgrading of the EWPCF (tentatively scheduled to begin in January, 1977) will increase the facility's capacity from 13.75 mgd to an average dry weather flow of 18 mgd with an equivalent peak dry weather flow capacity of 27.5 mgd. The capacity rights of VSD and BSD will be 5.4 mgd and 0.82 mgd respectively for a total of 6.22 mgd.

Urbanization and development in the undeveloped portions of the Planning Area

would result in an estimated 22,500 dwelling units housing a population of about 54,000 in 1995, with an estimated 45,629 dwelling units housing a population of about 131,000 at the ultimate or saturation level of development.

At the 1995 level of urbanization (based upon the generation of 280 gallons of liquid waste per dwelling unit per day) the Planning Area will generate a total of approximately 6.3 mgd with a total of about 12.8 mgd being generated when the population reaches its ultimate or saturation level.

Impact

The affect of urbanization on the sewerage systems will be dependent upon the rate of urbanization/development of the Planning Area to a great extent, particularly in regard to transmission and treatment facilities. Current proposals for expansion of these facilities would, upon completion, provide adequate sewer services to 1995 at the projected rate of growth. However, accelerated growth rates could impose severe restrictions on the capability of primary facilities (transmission and treatment) and cause a limitation on the provision of necessary services.

Unavoidable Adverse Impact

Impacts in this classification may be limited or offset by taking effective measures of mitigation as they relate to projected growth rates. However, uncontrolled or accelerated growth may overload the waste water treatment facilities.

Mitigation Measures

Measures which may be taken to avoid or mitigate adverse impacts of urbanization are: (a) provide a method of monitoring the rate of growth within the Planning Area;(b) control growth (rate and location) in such a manner that it is compatible with the provision of sewerage facilities as provided by the City and/or concerned agencies; (c) levy fees on new developments which properly reflect the actual cost of providing sewer services; (d) when feasible, provide for the recycling of waste water after proper treatment.

SOLID WASTE DISPOSAL

Solid waste disposal within the City and Planning Area is handled by a private firm, Mashburn Sanitation Company (MSC), which services residential, commercial and industrial facilities within the Planning Area on a contractural basis. The waste is transported by MSC vehicles to sanitary land fill sites which are operated by the County of San Diego. The MSC has indicated it is adequately equipped to serve incremental urbanization or development and that population increases in the future will not affect their services detrimentally. They have indicated they possess the necessary flexibility and capability for expansion to meet future requirements.

San Diego County is currently exploring for additional sanitary land fill sites in or near the southerly portion of the Planning Area as a replacement for the Palomar Airport Sanitary Land Fill (SLF) which was filled to capacity in July 1975. Another SLF located on Gopher Canyon Road, just outside the Planning Area to the northeast, currently serves the area and has an anticipated life span to 1993. The County is currently studying two additional possible sites in the North County Area which will extend or expand their capability to dispose of solid waste in the North County Area beyond 1993.

Impact

It is not aniticpated that there will be any significant impacts within the Planning Area brought about as a result of solid waste disposal activity. Impacts which may occur as a result of land fill activities will probably be outside the Planning Area and beyond the influence of the local governing body to a great extent.

Unavoidable Adverse Impacts

No adverse effects are anticipated in this category.

Mitigation Measures

Efforts on the part of local agencies or individuals to mitigate any adverse impacts brought about by solid waste disposal activity may consist of: (a) the establishment of methods or systems designed to salvage or reclaim materials which are

suitable for recycling; (b) encouragement and support of local representatives at the County, State and Federal levels in the establishment of measures to prevent excessive waste of materials.

GAS AND ELECTRICITY

The San Diego Gas and Electric Company (SDG&E) provides natural gas and electrical service to the Planning Area. They have indicated the existing service systems are properly maintained and services can be provided to the smaller developments within the urbanized area without creating any significant impacts. However, any large scale urbanization or development would necessitate the installation of additional facilities and require a lead time of at least one year. The construction and installation of such facilities may have some environmental impact during the construction phases.

Impact

It is assumed that any direct impact within the Planning Area which may be brought about by the construction and installation of facilities would be minimal because of their limited scape. However, indirect impact; e.g., increases in population, may cause considerable impacts which are discussed elsewhere in this report.

Unavoidable Adverse Impact

There should be no impacts in this classification which may be caused by the extension or expansion of SDG&E facilities within the Planning Area.

However, significant impacts may be brought about by the cumulative affects of urbanization in the Vista Planning Area and at other locations within the San Diego Region; i.e., new power generating and transmission facilities, natural gas transmission facilities, etc.

Mitigation Measures

Measures which may be taken to avoid or mitigate potential adverse impacts may be: (a) undergrounding of all transmission facilities; (b) screening and/or landscaping of all surface facilities; (c) limiting the upgrading of facilities to that which is necessary to maintain current levels of service; (d) promotion of the use of energy conserving devices where possible.

TELEPHONE

The Pacific Bell Telephone Company (PBTC) provides telephone service to the Planning Area. They have indicated that adequate preparations have been made for the expansion of their facilities to provide service for future urbanization in accordance with population projections for the Planning Area.

Impact

It is assumed that any impact within the Planning Area will be caused by the construction and/or installation of necessary facilities.

Unavoidable Adverse Impacts

No unavoidable adverse impacts are anticipated.

Mitigation Measures

Measures which may be taken to avoid adverse impacts and mitigate others are largely beyond the control of the local Governing Agency. However, the construction and/or installation of facilities within the Planning Area are subject to some control and should be made compatible with existing and proposed development within the Planning Area.

COMMUNITY SERVICES

FIRE PROTECTION

Fire protection for the City of Vista is provided by the Vista Fire Department (VFD) which also provides fire protection to certain areas outside the present city boundaries which comprise the Vista Fire Protection District (VFPD). This service is provided to the VFPD as the result of an agreement between the governing bodies of the City and the VFPD. At the present time, about 95 percent of the Planning Area has fire protection provided by the VFD (includes the City's Incorporated Area and the VFPD area). The remainder of the Planning Area relies upon the State Division of Forestry for protection which will not provide structural fire protection after July 1, 1976.

Impact

Major urbanization and development in those portions of the Planning Area not presently included in the City or VFPD will require additional facilities and personnel. At the 1995 level of urbanization, it is anticipated that one additional fire station will be needed with one existing station being relocated. Additional apparatus (i.e., one truck company and one engine company) and the necessary personnel to man it will also be required. It is estimated that one fireman will be needed for each 1,000 persons to maintain the present level of services and additional personnel will be required as urbanization and development occurs.

Unavoidable Adverse Impacts

No such impacts are anticipated in this category provided proper planning procedures are initiated.

Mitigation Measures

Measures taken to avoid adverse impacts and provide for an adequate level of fire protection should include, but not necessarily be limited to: (a) ensuring that adequate provisions are made to maintain sufficient fire flow requirements in all water mains; (b) develop a planning program budget system (PPBS) which will provide for additional personnel, facilities and equipment as the need arises; (c) implementation by appropriate ordinances, provisions of the Safety Element of the General Plan. This implementation will be necessary to limit fire loss potential, thus limiting the fire defenses needed to that projected.

POLICE SERVICES

The City of Vista currently contracts with the San Diego County Sheriff's Department for police services. These services are provided from the North San Diego County Inland Division (NSDID) offices. The NSDID also provides police services to the unincorporated portions of the Planning Area and other unincorporated portions of the North County.

Vista currently contracts for the services of nine one-man patrol units eight hours/day, or an equivalent of three patrol units on a 24-hour/day basis (FY 1975-76). It has been estimated that on the average, one patrol unit is needed on a 24-hour basis for each 9,000 people. By this standard, the Planning Area would require an additional six patrol units at the 1995 population level and twelve units at the ultimate or saturation level.

Impact

Major urbanization and development in the unincorporated portions of the Planning Area will require additional personnel and equipment, and may require an upgrading or construction of new facilities. The additional personnel and equipment would consist primarily of patrol units which would be added to the current levels at a ratio which would be in proportion to the population growth. Additional economic impact may be generated when and if the City decides to establish its own police force in the form of capital expenditures for facilities and equipment.

Unavoidable Adverse Impacts

No such impacts are anticipated in this category provided the proper measures are taken to maintain police services at a level which is in proportion to the rate of urbanization and development.

Mitigation Measures

Measures taken to avoid adverse impacts and provide for an adequate level of police services should include, but not necessarily be limited to: (a) development of a planning program and budgeting system which will provide for additional

services proportional to the rate of urbanization and development. (This may be accomplished by either the continuation of the contractural agreement with the Sheriff's Department or the establishment of a City Police Department.)

AMBULANCE SERVICE

Ambulance service is provided by the VFD and Cove and Royal Ambulance Services of Oceanside (private firms). The VFD Ambulance is on call on a 24-hour basis and the pumper (fire suppression) vehicles also carry emergency first-aid, resuscitators and oxygen. Cove and Royal Ambulances primarily provide emergency transportation to the Tri-City Hospital in Oceanside during the day, but also respond to emergencies. Both maintain units in the Vista Fire Protection District.

Impact

It is anticipated that increasing requirements will be placed upon this service as urbanization progresses. Such increasing demands will necessitate additional personnel and vehicles in order to provide life saving services and equipment.

Unavoidable Adverse Impacts

No such impacts are anticipated in this category provided proper planning procedures are undertaken.

Mitigation Measures

Measures taken to avoid adverse impacts and provide for an adequate level of emergency medical and/or ambulance service should include, but not necessarily be limited to: (a) development of a planning, program and budgeting system which will provide for additional services proportional to the rate of growth; (b) the establishment of a Para-Medic program and service to supplement the present level of services.

HOSPITAL SERVICES

The Planning Area is served by the Tri-City Hospital District (TCHD) which

provides hospital services to the residents of the area. Additional services are provided by the Oceanside Community Hospital (OCH), a private hospital, on a limited basis. The Tri-City Hospital (TCH) is adjacent to the westerly boundary of the Planning Area, near the intersection of Highway 78 (West Vista Way) and Thunder Drive while the OCH is located in central Oceanside.

The TCH has a staff of about 102 active doctors and a bed capacity of 171 (currently in process of expansion). It is operating at about 90% of its capacity (85% is considered a workable maximum because of emergencies, patient manipulation, etc.).

The OCH has a staff of about 47 active doctors and a bed capacity of 67. It is operating at about 40-45 percent of its capacity.

Impact

It is anticipated that increasing requirements will be placed upon this service in proportion to the rate of urbanization and population increases, not only within the Vista Planning Area, but also in other areas served by TCHD.

Unavoidable Adverse Impacts

No such impacts are anticipated in this category provided the proper measures are taken to maintain the TCH facility at an efficient level of operation.

Mitigation Measures

Expansion of hospital services and facilities by TCHD is an ongoing process that attempts to parallel the population growth of the District. The TCHD has implemented a proposal for expansion of their facilities in order to alleviate a current shortage and provide for limited future population growth. It is anticipated that the TCHD will continue its policy of making every effort to maintain their facilities at a level proportionate to the population.

LIBRARY SERVICES

The Planning Area is currently served by the Vista Branch of the San Diego County Library System. This facility also serves other portions of the North County

Area, though other North County cities operate and maintain their own library systems. The Vista facility has about 4,800 square feet of floor space and maintains approximately 54,000 volumes available for public use.

Library facilities at the present time may be considered adequate though crowded. Additional library services are provided by the Serra Regional Library System, of which the San Diego County Library is a member.

Impact

It is anticipated that increasing requirements will be placed upon library facilities and services in proportion to the rate of urbanization and development within the Planning Area. Any large increase in population which may be generated by development will necessitate expansion of existing facilities and services with the possibility of additional facilities being required in certain areas.

Unavoidable Adverse Impact

No such impacts are anticipated in this category provided the proper measures are taken to maintain the library facilities and services at a level in proportion to the population growth.

Mitigation Measures

Measures taken to avoid adverse impacts and provide for an adequate level of library service may include but not necessarily be limited to: (a) development of a planning and budgeting system (PPBS) which will provide for the construction and initiation of City library facilities and services; (b) expansion of the existing facilities and upgrading of the services to provide for short term growth.

SCHOOLS

The Planning Area is served by four school districts; Vista Unified School

District (VUSD), San Marcos Unified School District (SMUSD) after July, 1976, Bonsall Union Elementary School District (BUESD), and Fallbrook Union High School District (FUHSD).

Most of the Planning Area (which includes the urbanized portions) is served by the VUSD while the remainder is served by the other school districts. The school age population in those portions of the Planning Area served by other districts is minimal at the present time. It is anticipated that as urbanization and development progresses, there will be some efforts made to bring the various school district boundaries more into conformance with the boundaries of the incorporated areas and/or the boundaries of the spheres of influence as established by the Local Agency Formation Commission or other appropriate authority.

The General Plan Revision for the Planning Area provides for additional public school sites as indicated on the General Plan Map. Indicated thereon are; twelve elementary schools, two junior high schools and one senior high school - sites. Based on current planning criteria additional school facilities will be required at the ratio of: (1) one elementary school for each 600 students; (2) one junior high school for each 1,200 students; and (3) one high school for 2,000 students. Utilizing the current (1975 Special Census) ratio of 0.58 students per household it is estimated there will be a student population of:

	1995	ULTIMATE
Elementary Students	5696 (9.49)	13608 (22.68)
Junior High Students	2848 (2.40)	6804 (5.67)
High School Students	2848 (1.40)	6804 (3.40)
TOTAL	11393(13.29)	27215 (31.75)

Impact

The VUSD is currently at capacity with about 9,800 students. Any large scale development within the Planning Area or cumulative developments which generate

a large number of students will necessitate the construction of additional facilities for educational purposes. (Assuming that the development takes place within the VUSD boundaries.) Development which takes place within the boundaries of other districts, either wholly or in part, would have similar effects in proportion to the student population increase in the respective district.

Unavoidable Adverse Impact

No such impacts are anticipated in this category provided the proper measures are taken to maintain educational facilities and services at a level which is in proportion to the rate of urbanization and development.

Mitigation Measures

Measures taken to avoid adverse impacts and provide for an adequate level of educational services should include, but not necessarily be limited to: (a) establishment of a high degree of cooperation and coordination between the VUSD, the City of Vista, and other concerned agencies; (b) the establishment of a "Fee Schedule" to be levied against residential developments for the construction of new educational facilities; (c) limiting urbanization and development to a rate which is in proportion to the VUSD's and the City's ability to provide necessary public services.

RECREATION

The Land Use Element of the General Plan indicates five existing public parks and 29 proposed park sites. Thirteen of these are adjacent to existing or proposed school sites and should be developed in conjunction with the school playground/ athletic facility. All locations of proposed park sites are intended to be approximate to permit latitude in acquisition and preservation of the areas. Specific sizes of the parks and the anticipated activities for each park are set forth in the Recreational Element of the General Plan.

At the present time, the Planning Area is deficient in park and open space

acreage. The desired minimum standard of 10 acres of open space and park land for each 1,000 population is considerably more than the present 2.43 acres for each 1,000 population (68AC/28,000 Pop.). The population at 1995 and saturation levels would require 510 and 1,310 acres of parks and open space (based on present desired minimum). The proposed general plan revision provides for 220 acres of park lands and 250 acres of public open space for a total of 470 acres or 3.59 acres per population. Though this ratio is still below the desired minimum, it does not include private open space, a regional park adjacent to and partially within the Planning Area, or the proposed agricultural land uses.

Impact

The City is currently deficient in parks and public open space and when compared with the desired minimum standard, even more so. Therefore, urbanization and development of any degree will increase the deficiency unless corrective measures are taken.

Unavoidable Adverse Impact

No such impacts are anticipated in this category provided the proper measures are taken to correct existing deficiencies and provide for future urbanization and development.

Mitigation Measures

Measures taken to correct existing deficiencies, avoid adverse impacts, and provide adequate recreational facilities for future urbanization and development may include, but not necessarily be limited to: (a) initiate procedures to implement the Recreational Element of the General Plan for the acquisition of park land; (b) establishment and/or improvement and expansion of a joint use policy in cooperation with the Vista Unified School District, for more effective utilization of school playgrounds and City parks.

ENERGY CONSERVATION

Measures to Reduce or Eliminate Wasteful or Unnecessary Consumption of Energy

The Land Use Element of the General Plan proposes uses that would cause energy to be consumed. Homes consume electricity and natural gas and use water. Shopping areas generate traffic and consumption of gasoline.

The Element itself does not imply any wasteful or unnecessary consumption of energy but the arrangement of land uses tend to affect energy consumption. Specific characteristics of the proposed Land Use Element that could influence energy consumption are as follows:

1. The low density character provides fewer units on one hand, but longer and more spread out distances on the other.
2. The general cluster and corridor treatment along East and West Vista Way and North and South Santa Fe Avenue, efficiently lend the land use to be better served by mass transit with buffer high density designations.
3. The inclusion of neighborhood service commercial, would reduce trip length for convenience goods, thereby conserving energy. (Gasoline.)
4. A systematic and comprehensive bicycle, hiking and equestrian trail system, with encouraged use, would reduce energy consumption. (Gasoline.)
5. A well distributed neighborhood park system provides passive and active recreation activities in close proximity to the neighborhoods.
6. Isofar as topography, regional inputs and historical precedents are concerned, the proposed Land Use Element provides a better balanced and more self sufficient land use pattern than the existing one which shows the City as a bedroom community with many commuters. Such is accomplished with a distribution of commercial and industrial land use areas which provide for the establishment of more accessible and convenient commercial and employment facilities and activities, thereby reducing the need for motor vehicle trips.

7. The Traffic Assignment Study shows that with a completed street pattern net, more efficient through traffic and less congestion on East Vista Way and South Santa Fe Avenue would result (savings on gasoline).

The implementation of the Land Use Element does not assure these efficiencies, but does provide for a more efficient allocation and use of energy.

ALTERNATIVES TO THE PROPOSED ACTION

There are generally four viable alternatives to the adoption of the proposed Land Use and Circulation Elements of the General Plan. A non-Plan is considered a non-viable alternative because a Land Use and a Circulation Element are mandated elements for a General Plan required by the State of California.

Alternative 1. Retain the existing General Plan. If adopted, this alternative would be viable, provided subsequent amendments that would be required would have to be in accord with the California Council on Intergovernmental Relations (CIR) guidelines. (One amendment would be to indicate the Flood Plain on the existing map.) However, existing inequities and deficiencies would be retained; i.e., significant areas remaining in a "Study Area" classification; Foothill Drive would remain an arterial street even though studies show that arterial capacity is not needed; large unincorporated areas would have blanket low density residential and the exercise of Citizen Committee inputs would have to be disregarded.

The intent of the 1974 Plan was as an interim holding vehicle to prevent unwise overdevelopment of land contrary to the goals and objectives of the community (expressed in the 1967 Plan). This Plan is conceded to be incomplete and not fully adequate. Retention of this Plan would entail piecemeal amendments to the General Plan.

Alternative 2. Adopt elements with more intense uses and greater street capacities. This alternative would entail more onerous impacts at a degree proportional to the degree of additional intensity and capacity. People-oriented pollution problems would be increased and fiscal benefits may be increased or decreased depending upon the qualitative character of the more intense uses. There may be benefits in that more public services and a variety of activities would ensue.

Alternative 3. Adopt elements with less intense proposed uses and lower street capacities. This alternative would result in less onerous impacts to a degree proportional

to the reduced intensity and capacity. People-oriented pollution problems would be decreased. Fiscal benefits would be decreased. The community would be less self sufficient with less intense uses and would probably incur a higher per capita public service cost.

Alternative 4. A fourth possible alternative would be to revert to the 1967 Plan. This alternative would entail a separate Environmental Impact Report or, at the least, a major revision of this one because its proposed land uses are considerably more intense than the current proposal; e.g., the permitted density (population) would be almost double that which is proposed. This alternative would presuppose a reversion to a philosophy and point of view that was prevalent in 1967. This philosophy espoused the principle that the best use of land was that which accommodated the highest population densities or the most intense commercial or industrial uses, with minimum considerations being given the natural and/or human environments. The primary objective was to realize the maximum economic gain from the land, with little consideration for the community's atmosphere and setting. However, with the growing concern about the effect of intensive urbanization on the environment, this philosophy has softened considerably and should not be considered a viable alternative.

GROWTH INDUCING FACTORS

There are no direct growth inducing factors involved with the adoption of a Land Use and Circulation Element to the General Plan. The Elements do frame the general "kind" of growth that may happen and if other recommended implementation measures are adopted, the sequence of growth will be influenced.

Growth potential is based on the availability of suitable vacant or underdeveloped land for a growth demand. This demand is not produced by availability alone but by a complex interaction of political, social and economic factors that influence market demand. However, if the demand exists and suitable land is not available because of land use restrictions, growth inducement would be impaired.

Insofar as the Plan guides the development of the City towards a desirable and qualitative product, population growth rate will be influenced because enterprises and people will be attracted to the community, thereby causing an indirect growth inducement. However, regardless of whether growth is encouraged or not, the General Plan Elements in question establish a saturation or a general upward limit of growth capacity. Thus, regardless of how fast or how slow the community grows, there is a limit (within a flexible range) as to the full growth potential. Hence, adoption of the Element in itself will not induce or discourage growth.

RELATIONSHIP BETWEEN SHORT TERM USE AND LONG TERM PRODUCTIVITY

Short term use can be considered to be the existing land uses. These uses consist of conforming maximum uses, conforming under developed uses, and some nonconforming uses.

Traditionally, Land Use and Circulation Elements use existing land uses as a guide for the Element. This philosophy assumes that the established uses are correct (for the most part). The proposed Elements attempt to reverse some of the established trends in keeping with stated goals and objectives of the citizens.

Short term use of land is relatively ephemeral and will change through compatible new development and recycle of existing uses.

The Elements of the General Plan attempt to form a mold for the long range future land use. The Land Use and companion Circulation Element, if fulfilled, will produce a more efficient community with a good balance of land uses. As the attitudes, objectives and technical abilities of the citizens change, the Plan will be amended from time to time to reflect these changes, (no more than three times a year). The Plan represents the present vision of the future City of Vista.

COMMITMENT OF IRRETRIEVABLE OR IRREPLACEABLE RESOURCES

The Element proposal will result in the likely loss of fertile agricultural land since the community area is almost all fertile soil.

There will be use of timber and other building material resources used, but these are caused by development demand and not the Element itself.

Wherein the resources are undetected or sacrificed because of overriding circumstances, wildlife or other scenic or historic resources could be lost in the wake of Land Use Development. These losses are intended to be mitigated or avoided by development policies.

The loss of resources will probably be lessened by the adoption of the two Elements in question compared with unregulated development.

IMPACT ON CITY ORDINANCES

The adoption of the proposed Elements will have dramatic impacts on the City Ordinances. Several new zones will need be created in the Zoning Ordinance. These are: Flood Plain, Hillside Development, Commercial Neighborhood Special, Industrial Park and Planned Residential Development.

The minimum lot sizes and number of units per acre administered in the Subdivision Ordinance will be guided by the Land Use Element; street widths will be influenced by the Circulation Element standards.

The land uses and streets will influence Noise Ordinances to a degree not known. Design considerations will mitigate this impact.

SUPPORTING DATA

PERSONS, ORGANIZATIONS AND DOCUMENTS CONSULTED

REFERENCES

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19. Vista Sanitation District Master Plan for Sewerage Facilities; prepared by Woodside/Kubota and Associates, Inc., Carlsbad, California, November, 1975.

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APPENDIX A

LAND USE AND CIRCULATION ELEMENTS

A COMPARISON OF INTENSITIES OF PLANNED USES IN THOSE PORTIONS OF THE PLANNING AREA SUBJECT TO SIGNIFICANT CHANGES

This Appendix addresses itself only to those portions and/or elements of the Planning Area which will be subject to significant changes in planned land uses and circulation routes. It does not tabulate and/or make comparisons between existing and proposed land uses and circulation routes. Proposed land uses for the entire Planning Area are presented in Table 6 of the EIR.

The following table presents a summarized tabulation of the changes, by acres and dwelling units, from the current to the proposed Land Use Element of the General Plan. (A map of the Planning Area, with the affected sub-areas indicated thereon, is on file in the office of the Director of Planning.)

See Notes	Land Use Classification	Acreage		Difference		*Totals	
		Current	Proposed	Acres	DU's	Land Uses - Acres	
						Current	Proposed
1	OS-R	-	2,431	+2,431	+927	-	2,431
2	RR	-	3,470	+3,470	+2,552	-	3,470
3	A	515	-	-515	-386	543	-
4	LD	3,131	167	-2,964	-4,321	8,607	5,205
5	MLD	288	484	+196	+666	4,267	4,246
6	MD	142	171	+29	+161	1,255	1,220
7	MHD	65	179	+114	+1,260	639	720
8	HD	253	81	-172	-2,346	595	393
9	VHD	33	10	-23	-457	92	64
10	Total	4,427	6,993	+2,566	-1,944	15,998	17,749
11	CN	56	49	-7		203	190
12	CG	9	20	+11		542	525
13	CO	-	24	+24		36	58
14	Total	65	93	+28		786	773
15	IP	-	131	+131		131	255
16	IG	77	-	-77		518	415
17	Total	77	131	+54		649	670
18	OS	1,931	5	-1,926		2,294	250
19	PARKS	10	148	+138		86	220
20	CA	20	13	-7		168	152
21	Total	1,961	166	-1,795		2,548	622
22	SA	291	472	+181		305	472
						20,286	20,286

* The totals presented in these two columns are not derived from the other portions of this table and will not reflect summations of the data presented therein. They are included herein for informational purposes and to lend some perspective to the other data.

NOTES:

1. OS-R (Open Space Residential) - Certain portions of the Planning Area have been proposed for reclassification to this land use classification, which is a new one. Such a reclassification would result in about 2,431 acres being classified as OS-R with a potential for approximately 927 dwelling units, which would be the grand total in this classification. The major sub-areas which have been subject to this reclassification generally form a corridor along the northerly and easterly boundaries of the Planning Area. These areas contain the steeper slopes (25% slope or greater, in general) of the San Marcos Mountains. This classification, in conjunction with the rural residential, will permit limited residential development in areas where it is currently prohibited under the provisions of the current Land Use Element (Open Space land use classification).

2. RR (Rural Residential) - Certain portions of the Planning Area have been proposed for reclassification to this land use classification, which is a new one. Such a reclassification would result in about 3,470 acres being classified as RR with a potential for approximately 2,552 dwelling units, which would be the grand total in this classification. The major sub-areas which have been subject to this reclassification are located in the vicinity of: the northerly portion of the Planning Area, generally north of Taylor Street and Warmlands Avenue; both sides of Buena Creek Road near the Planning Area Boundary; the Green Oak Ranch and easterly therefrom between Sycamore and Poinsettia Avenues.

3. A (Agricultural) - Certain portions of the Planning Area have been proposed for reclassification from this land use classification. Such a reclassification would result in a reduction (or elimination) of about 515 acres under this classification and delete it from the land use classifications with a reduction in the potential number of dwelling units by 386. However, most of the areas will be reclassified as Rural Residential (RR), which is essentially the same except for title and the indicated reduction in potential dwelling units will be picked-up in the RR classification. The major-sub areas which have been subject to this reclassification are located in the vicinity of: Pechstein Reservoir on both sides of Buena Creek Road near the easterly Planning Area boundary; the southwesterly quadrant of Mar Vista Drive and Freeway 78; the intersection of East Vista Way and Ormsby Street; the Green Oak Ranch and easterly therefrom between Sycamore and Poinsettia Avenues.

4. LD (Low Density Residential) - Certain portions of the Planning Area have been proposed for reclassification, either to or from this land use classification. Such a reclassification would result in a reduction of about 2,964 acres with a consequantial reduction of about 4,321 potential dwelling units, for a grand total of about 5,205 acres with a potential for 7,588 dwelling units throughout the Planning Area under this classification. The major sub-areas which have been

subject to this reclassification are located in the vicinity of: northerly of Taylor Street and Warmlands Avenue; adjacent to the Planning Area boundary northwesterly of the intersection of Melrose Drive and Olive Avenue; major portions of the area proposed to be designated as a Study Area (SA) in the vicinity of South Santa Fe and Sycamore Avenues, extending to the Planning Area boundary; southerly of Mar Vista Drive near Freeway 78; and northwesterly of the intersection of North Santa Fe Avenue and Bobier Drive.

5. MLD (Medium Low Density Residential) - It is proposed that certain portions of the Planning Area be reclassified either to or from this land use classification. Such a reclassification would result in an additional 196 acres ± with a potential for about 666 additional dwelling units, for a grand total of about 4,246 acres ± with a potential for 14,508 dwelling units throughout the Planning Area under this classification. The major sub-areas which have been subject to this reclassification are located in the vicinity of: the northwest quadrant of North Santa Fe Avenue and Bobier Drive; northeasterly of the intersection of East Vista Way and Foothill Drive; northwesterly of the intersection of North Melrose Drive and Olive Avenue; northwesterly of the intersection of Emerald Drive and Freeway 78; southwesterly of the intersection of South Melrose Drive and Freeway 78, southerly of the southerly boundary of Breeze Hill Ranch; and southwesterly of the intersection of South Santa Fe Avenue and Sycamore Avenue.

6. MD (Medium Density Residential) - It is proposed that certain portions of the Planning Area be reclassified either to or from this land use classification. Such a reclassification would result in an additional 29 acres ± with a potential for 161 additional dwelling units, for a grand total of about 1,220 acres with a potential for 6,755 dwelling units throughout the Planning Area under this classification. The major sub-areas which have been subject to this reclassification are located in the vicinity of: northeasterly of the intersection of East Vista Way and Foothill Drive; northwesterly of the intersection of North

Melrose Drive and Olive Avenue; northeasterly of the intersection of Emerald Drive and Freeway 78; northeasterly of the intersection of North Melrose Drive and West Vista Way; and easterly of Escondido Avenue and East Vista Way near Crescent Avenue, East Los Angeles and along Vale Terrace.

7. MHD (Medium High Density Residential) - It is proposed that certain portions of the Planning Area be reclassified either to or from this land use classification. Such a reclassification would result in an additional 114 acres ± with a potential for about 1,260 additional dwelling units for a grand total of about 720 acres with a potential for 7,959 dwelling units throughout the Planning Area under this classification. The major sub-areas which have been subject to this reclassification are located in the vicinity of: northwesterly of the intersection of North Santa Fe Avenue and Bobier Drive; northwesterly of the intersection of North Melrose Drive and Olive Avenue; west and east of Emerald Drive north of Freeway 78; northeasterly of the intersection of North Melrose Drive and West Vista Way; and northeasterly of the intersection of East Vista Way and Escondido Avenue.

8. HD (High Density Residential) - It is proposed that certain portions of the Planning Area be reclassified either to or from this land use classification. Such a reclassification would result in a reduction of 172 acres ± with a potential for a loss of about 2,346 dwelling units for a grand total of about 393 acres with a potential for 5,361 dwelling units throughout the Planning Area under this classification. The major sub-areas which have been subject to this reclassification are located in the vicinity of: the northwesterly quadrant of the intersection of North Santa Fe Avenue and Bobier Drive; northeasterly of the intersection of East Vista Way and Foothill Drive; northwesterly of the intersection of North Melrose Drive and Olive Avenue; west and east of Emerald Drive north of Freeway 78; northwesterly of the intersection of North Santa Fe Avenue and West Los Angeles Drive; and northeasterly of the intersection of East Vista Way and Escondido Avenue.

9. VHD (Very High Density Residential) - It is proposed that certain portions of the Planning Area be reclassified either to or from this land use classification. Such a reclassification would result in a reduction of 23 acres ± with a potential for a loss of about 457 dwelling units for a grand total of about 64 acres with a potential for 1,273 dwelling units throughout the Planning Area under this classification. The major sub-area which has been subject to this reclassification is located in the vicinity of: the northeasterly quadrant of the intersection of East Vista Way and Foothill Drive.

10. Summarization of Residential Classifications - In summary there has been an increase in the acreage (proposed) which would be subject to potential development of about 2,867 acres. However, a reduction in the potential number of dwelling units would be brought about by a general reduction of acreage in the LD, HD, and VHD classifications thereby reducing the potential number of dwelling units by 1,715 in those portions of the Planning Area which would be subject to a reclassification. The grand total residential classification (of all categories) under the proposed plan would be about 17,749 acres with a potential for 46,923 dwelling units.

11. CN (Commercial Neighborhood) - It has been proposed that certain portions of the Planning Area be reclassified either to or from this land use classification. Such a reclassification would result in a reduction of about seven acres for a grand total of approximately 190 throughout the Planning Area under this classification. The major sub-area which has been subject to this reclassification is located in the general vicinity of the northeasterly corner of the intersection of East Vista Way and Foothill Drive with minor changes at the locations in the Planning Area.

12. CG (Commercial General) - It has been proposed that certain portions of the Planning Area be reclassified either to or from this land use classification. Such a reclassification would result in an increase of about 11 acres for a grand total of approximately 525 acres throughout the Planning Area under this classification. The only major sub-area which is subject to this reclassification is located adjacent to the intersection of South Melrose and Freeway 78 with minor changes at other locations in the Planning Area.

13. CO (Commercial Office) - Certain portions of the Planning Area have been proposed for a reclassification, either to or from this land use classification. Such a reclassification would result in an increase of about 24 acres for a grand total of approximately 58 acres throughout the Planning Area under this classification. The only major sub-areas which have been subject to this reclassification are located in the vicinity of: the northeasterly corner of the intersection of East Vista Way and Foothill Drive; the west side of South Melrose Drive southerly of the New County Center (CA Classification); and the east side of North Melrose north of West Vista Way.

14. Summarization of Commercial Classifications - In summary, there has been an increase of about 28 acres proposed for this land use classification for a grand total of about 773 acres throughout the Planning Area.

15. IP (Industrial Park) - Certain portions of the Planning Area have been proposed for reclassification to this land use classification. Such a reclassification will result in an increase of about 131 acres for a grand total of approximately 255 acres throughout the Planning Area under this classification. The only major sub-area which has been subject to this reclassification is located in the vicinity of the intersection of North Melrose Drive and North Drive (all four quadrants).

16. IG (Industrial General) - Certain portions of the Planning Area have been proposed for a reclassification, either to or from this land use classification. Such a reclassification would result in a reduction of about 77 acres for a grand total of approximately 415 acres throughout the Planning Area under this classification. The only major sub-area which has been subject to this reclassification is located in the vicinity of the intersection of North Melrose Drive and North Drive (northwest and northeast quadrants).

17. Summarization of Industrial Classifications - In summary, there has been an increase of about 54 acres proposed for the industrial classification for a grand total of approximately 670 acres throughout the Planning Area.

18. OS (Open Space) - Certain portions of the Planning Area have been proposed for reclassification either to or from this land use classification. Such a reclassification will result in a reduction of about 1,926 acres for a grand total of approximately 250 acres throughout the Planning Area under this classification. The major sub-areas which have been subject to this reclassification are located primarily along the northerly and easterly boundaries of the Planning Area with some minor areas at other locations. The largest part of this would be reclassified as OS-R (see note No. 1) thereby permitting some residential development in the steeper portions of the Planning Area.

19. Parks - Certain portions of the Planning Area have been proposed for reclassification either to or from this land use classification. Such a reclassification will result in an increase of about 138 acres for a grand total of approximately 220 acres throughout the Planning Area under this classification. The major sub-area which has been subject to this reclassification is located northwesterly of the intersection of North Santa Fe Avenue and Bobier Drive (Guajome Regional Park).

20. CA (Civic Activity) - Certain portions of the Planning Area have been proposed for reclassification either to or from this land use classification. Such a reclassification will result in a slight reduction of about 7 acres for a grand total of 152 acres throughout the Planning Area under this classification. The only single significant change is an area on Foothill Drive easterly of East Vista Way with others at various locations throughout the Planning Area.

Though this is a new land use classification, it does not create a new use. Its purpose is to agglomerate the various civic (public and quasi-public) land uses which are located in sub-areas throughout the Planning Area.

21. Summarization of OS, Parks and CA Classifications - In summary, there has been a reduction of about 1,795 acres (gross) in these classifications with the greatest being brought about by the reclassification of considerable OS to OS-R with a slight reduction of CA areas and an increase in the area devoted to park usage.

22. SA (Study Area) - Certain portions of the Planning Area have been proposed for reclassification either to or from this land use classification (which is a temporary classification). About 291 acres have been proposed for various land use classifications. These areas lie generally: south of the southerly boundary of the Breeze Hill Ranch area and adjacent to South Melrose Drive; and northerly of Freeway 78 on both sides of Emerald Drive. However, another portion of the Planning Area, about 472 acres, has been proposed for classification as a study area pending a more detailed analysis of the existing and potential land uses therein. This area is located adjacent to the southeasterly boundary of the Planning Area on both sides of South Santa Fe Avenue.

Significant changes in the Circulation Element would result in the provision of additional street standards, and the addition and/or deletion of certain arterial and collector streets.

The proposed amendments to the Circulation Element will:

(a) Provide for the establishment of minor collector streets with rights-of-way ranging from 62 to 72 feet in width. Essentially, this will permit the development of streets which will provide for adequate circulation without parkways and/or on-street parking.

(b) Delete the following streets from the vehicular circulation system:

(1) Hutchison Street - Collector

(2) Eucalyptus Avenue - Collector

(3) Marine View Drive - Collector

(c) Downgrade the following streets to a lesser standard:

(1) Taylor Street - Collector to Minor Collector

(2) Foothill Drive - Arterial to Minor Collector

(3) Los Angeles Drive - Collector to Minor Collector from East Vista Way to North Melrose Drive

(4) Mar Vista Drive - Collector to Minor Collector from Freeway 78 to South Melrose Avenue

(d) Add the following minor collectors:

(1) Anna Lane from South Santa Fe Avenue to Sycamore Avenue

(2) Mar Vista Drive from Freeway 78 to South Santa Fe Avenue

From the Official Weather Bureau Records for Vista, California, the following rainfall was recorded for the calendar years as follows:

YEAR	INCHES	YEAR	INCHES	YEAR	INCHES	YEAR	INCHES	YEAR	INCHES
1939	12.63	1943	22.54	1959	11.17	1965	20.93	1970	10.78
1940	22.64	1944	15.58	1960	11.17	1966	11.34	1971	10.29
1941	28.24	1945	16.03	1963	12.21	1967	14.16	1972	7.74
1942	8.82	1958	21.17	1964	8.45	1968	7.04	1973	12.58
						1969	19.16		

21 year average - 14.51

Daytime humidity average is around 51%, and in extreme hot weather, as a general rule, the higher the temperature the lower the humidity. Because most high temperatures are caused by Santa Ana Winds from the north and east and from the desert, the humidity is low as the following chart shows for days of 90 degrees or over.

YEAR	NO. DAYS	10:00 a.m.	4:00 p.m.
1969	8	39.7%	32.5%
1970	15	34.2%	32.1%
1971	22	32.5%	32.8%
1972	12	32.5%	35.9%
[illegible]	15	23.3%	21.7%
5 YR. AVERAGE	14	32.4%	31.0%

5 times in the last 11 years has humidity of only 1% been recorded.

YEARLY TEMPERATURES

	HIGH							LOW						YEARLY AVERAGE	
	40s	50s	60s	70s	80s	90s	100s	20s	30s	40s	50s	60s	70s	High	Low
1963		17	123	156	59	6	4	3	25	133	151	50	3	72.4	51.0
1964		44	118	145	50	9			41	136	143	45	1	70.8	49.9
1965		26	130	147	43	18	1		30	127	172	35	1	72.1	50.5
1966		19	116	152	68	10			36	119	168	42		72.6	49.9
1967	1	21	119	126	84	14		1	54	118	127	64	1	73.0	49.6
1968		9	114	163	64	16		1	35	145	125	60		73.1	50.4
1969		29	119	128	81	8			26	119	159	61		72.1	51.4
1970		16	113	143	78	15			28	149	137	51		73.3	50.2
1971		46	123	102	72	20	2	6	61	120	112	64	2	72.1	49.2
1972	1	19	105	168	61	12			39	122	136	67	2	72.9	50.5
1973	-	24	128	152	46	15	-	-	36	143	145	41	-	71.7	49.8
11 Year Average	-	24	119	144	64	13	1	1	37	130	143	53	1	72.4	50.2